

Complete in conjunction with the full Toronto Green Standard V3.0 (TGS V3.0) and Specifications.

Tier 1 performance measures are required by the City and must be included as part of your approved development application.

Tier 2, 3 and 4 higher performance levels are voluntary and are associated with financial incentives. To determine eligibility for incentives go to www.toronto.ca/greendevlopment.

Performance Level: **Tier 1 (Required)** **Tier 2** **Tier 3** **Tier 4**

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:
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):



Low Rise Residential Development

TGS Documentation includes the submission of the completed Tier 1 TGS Checklist and the Statistics template updated with each planning submission. All sections must be complete for SPA. The TGS Statistics template is provided on the Project Statistics Plan with each submission in addition to the statistics included in the TGS Checklist.

For project pursuing Tier 2, 3 and 4, a separate TGS High Performance checklist must be submitted with your application.

Tier 1: Air Quality

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
AQ 1.1	Connectivity	Pedestrian walkways.	Notations on Plans and Drawings.	Plan #
AQ 1.2	Sidewalk Space	Minimum 2.1 meter pedestrian clearway.	Notations on Plans and Drawings.	Plan #
AQ 1.3	Weather Protection	Covered outdoor waiting areas.	Notations on Plans and Drawings.	Plan #
AQ 1.4	Pedestrian Lighting	Pedestrian-scale lighting.	Notations on Plans and Drawings.	
AQ 2.1	UHI Non-Roof Hardscape	Treat 50% of non-roof hardscape to reduce the urban heat island (75% required for Tier 2).	TGS V3 statistics template. Materials list includes SRI of high albedo paving. Notations indicate location of treated hardscape.	Plan #

Low Rise Residential Development

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
AQ 2.2	Green & Cool Roof	One of the following is provided: (select all that apply): Green roof for 50% of Available Roof Space; Cool roof installed for 100% of Available Roof Space; Combination of a green roof, and cool roof and solar PV for at least 75% of Available Roof Space.	TGS V3 statistics template Green Roof Statistics Template on roof plan. Notations include where applicable green roof locations on roof plan and SRI of cool roof on roof plan.	Plan #

Tier 1: Energy Efficiency, GHGs & Resilience

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
GHG 1.1	Buildings Energy Performance	Design the building(s) to achieve at least ENERGY STAR® for New Homes, version 17 or R-2000® requirements	Energy (Modelling) Report prior to NOAC (if applicable)	Plan #
GHG 2.1	On-Site Renewable Energy	City-owned residential buildings: renewable energy suppling 5% of the total energy load.	Renewable Energy Feasibility Study	

Tier 1: Water Balance, Quality & Efficiency

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
WQ 1.1	Erosion & Sediment Control	Apply the Erosion and Sediment Control Guidelines	Notations on Plans and Drawings	Plan #

Low Rise Residential Development

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
WQ 2.1	Stormwater Retention & Reuse	Retain 5 mm depth of rainfall on-site (10 mm required for Tier 2)	Stormwater Report Plans (Landscape, Grading, Roof and Green Roof details etc.) consistent with Stormwater Report	Plan #
WQ 3.1	Total Suspended Solids (TSS)	Remove 80% of total suspended solids from all runoff leaving the site.	Stormwater Report	Plan #
WQ 3.2	E. Coli Reduction	Control E. Coli directly entering Lake Ontario and waterfront areas	Stormwater Report	Plan #
WQ 4.1	Drought-Tolerant Landscapes	Drought-tolerant plants used for 50% of the landscaped area	Plant list identifies drought tolerant species (if applicable) Notation indicate potable or non-potable irrigation system on Landscape Plan	Plan #

Tier 1: Ecology

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning 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 30m ³ of soil.	TGS V3 statistics template Notations indicate soil volume (soil depth and area,) species and quantity for each planting area.	Plan #

Low Rise Residential Development

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
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	Plan #
EC 1.3	Parking Lots	1 shade tree planted parking lots area for every 5 parking spaces	Notations indicate soil volume (soil depth and area), species and quantity on the Planting Plan for parking areas	Plan #
EC 1.4	Watering Program	Watering program for trees.	Notations on the Planting Plan include watering program methods and watering schedule.	Plan #
EC 2.1	Ravine Areas and Natural Heritage System	Natural Heritage System and the Ravine Protected Area planted with 100% native plants.	Plant list identifies native or non-native species.	Plan #
EC 2.2	Ravine and Protected Area Buffers	Stewardship plan implemented for setbacks	Stewardship Plan (if applicable)	Plan #
EC 3.1	Native and Pollinator Supportive Species	Landscape includes 50% native plants.	TGS V3 statistics template Plant list includes common name, scientific name, size, quantity, stock type, and native or non-native species.	Plan #
EC 3.2	Invasive Species	No invasive species planted	Plant list includes common name and scientific name.	Plan #

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Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
EC 4.1	Bird Friendly Glazing	85% of all exterior glazing within the required area is treated to reduce bird collisions.	TGS V3 statistics template Notations include treated area required, type of treatment, density and colour of visual markers. Summary table of bird friendly glass treatments for each elevation.	Plan #
EC 4.2	Grate Porosity	Maximum porosity of ventilation grates is 20 mm X 20 mm.	Notations indicate porosity of ground level grates.	Plan #
EC 5.1	Exterior Lighting	Dark Sky compliant fixtures.	Notations indicate Dark Sky compliant fixtures.	Plan #

Tier 1: Solid Waste

Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation for site plan approval (Sections marked with an asterisk are required for rezoning applications)	Plans and Drawings
SW 1.1	Waste Storage Space	Internal space for the storage of separated recycling, organics, and garbage	Notations indicate location of waste storage space.	Plan #