

TGS Version 4.0 Interim Checklist: Mid to High Rise Residential and all New Non-Residential Development

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

Tier 1 Mandatory performance measures are required by the City and must be included as part of your approved development application. Voluntary performance measures are not required as part of a Site Plan Control application.

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

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

Application Information: Site Plan Control (SPC) Zoning Bylaw Amendment (ZBA) Draft Plan of Subdivision (SUB)

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 (m²): Number of Storeys: Number of Units: Non Residential Gross Floor Area (m²):

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):



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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 completed for SPA. The TGS Statistics Template is provided on the Project Statistics Plan with each submission in addition to the TGS Checklist. For projects pursuing Tier 2 or 3, a separate TGS High Performance checklist must be submitted prior to NOAC.

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	Mandatory or Voluntary	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)	Mandatory (ZBA)	Plans 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 Project parking statistics include number and location of EV spaces Notations indicate location of EV spaces, performance level and EVEMS on Parking	Voluntary (ZBA/SPC)	Plans 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	Mandatory (ZBA/SPC)	Plans 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	Mandatory (ZBA/SPC)	Plans Numbers:

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Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval	Mandatory or Voluntary	Plans and Drawings
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	Mandatory (ZBA/SPC)	Plans Numbers:
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 parking plans	Voluntary (SPC)	Plans 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	Mandatory (ZBA/SPC)	Plans Numbers:
AQ 2.6	Publicly 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	Voluntary (SPC)	Plans Numbers:
AQ 3.1	Connectivity	Pedestrian walkways	Notations on Site Plan, Landscape Plans and Details	Mandatory (SPC)	Plans Numbers:
AQ 3.2	Sidewalk Space	Minimum 2.1 meter pedestrian clearway	Notations on Plans and Details	Mandatory (ZBA/SPC)	Plans Numbers:

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AQ 3.3	Weather Protection	Covered outdoor waiting areas	Notations on Plans and Details	Mandatory (SPC)	Plans Numbers:
AQ 3.4	Pedestrian Lighting	Pedestrian-scale lighting	Notations on Plans and Details Lighting Plan	Mandatory (SPC)	Plans 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	Mandatory or Voluntary	Plans and Drawings
GHG 1.1	Greenhouse Gas Emissions Limits	Demonstrate an annual Greenhouse Gas Intensity (GHGI) that meets the TGS performance limits	Energy (Modelling) Report and Energy Workbook prior to NOAC	Voluntary (ZBA/SPC)	Plans Numbers:
GHG 1.2	Building Energy Performance	Design the building to achieve the TEUI and TEDI targets by building type OR 25% improvement above OBC, SB-10, Division 3 (2017)	Energy (Modelling) Report and Energy Workbook prior to NOAC	Voluntary (ZBA/SPC)	Plans Numbers:

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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	Mandatory or Voluntary	Plans and Drawings
WQ 1.1	Water Balance, Quality Control & 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	Mandatory (SUB/ZBA/SPC)	Plans 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	Mandatory (SUB/ZBA)	Plans Numbers:
WQ 1.3	On-site Green Infrastructure	Landscaped site area includes at least one 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	Voluntary (SPC)	Plans Numbers:

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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	Mandatory or Voluntary	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	Mandatory (ZBA/SPC)	Plans 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	Mandatory (ZBA/SPC)	Plans 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	Voluntary (SPC)	Plans 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	Voluntary (SPC)	Plans 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	Voluntary (SPC)	Plans Numbers:

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Section	Development Feature	Tier 1 Performance Measure (See full standards and specifications for details and definitions)	Documentation Required for Site Plan Approval	Mandatory or Voluntary	Plans and Drawings
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	Voluntary (SPC)	Plans Numbers:
EC 2.3	Green & Cool Roofs	At least one or a combination of the following: Green Roof required under the Green Roof By-Law or, Green Roof Bylaw does not apply, provide 100% of Available Roof Space with one or a combination - Green Roof Solar PV 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	Voluntary (SPC)	Plans Numbers:
EC 3.1	Ravine & Natural Feature Protected Area: Stewardship	Stewardship Plan implemented for setbacks	Stewardship Plan (if applicable) Notations indicate Stewardship Plan area	Mandatory (SPC)	Plans 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	Mandatory (SPC)	Plans 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	Mandatory (SPC)	Plans Numbers:
EC 5.2	Rooftop Vegetation	Glazing 4 m above rooftop vegetation is treated to reduce bird collisions	Notations include required treated area, type of treatment, surface, density and colour of visual markers	Mandatory (SPC)	Plans 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	Mandatory (SPC)	Plans Numbers:
EC 5.4	Exterior Lighting	Dark Sky compliant fixtures	Notations indicate Dark Sky compliant fixtures Lighting Plan	Mandatory (SPC)	Plans Numbers:

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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	Mandatory or Voluntary	Plans and Drawings
SW 1.1	Waste Collection	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	Mandatory (ZBA/SPC)	Plans 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	Mandatory (ZBA/SPC)	Plans Numbers:
SW 1.3	Bulky Waste	Provide 10m ² for bulky and special collection items (Residential)	Notations on Plans indicate area and location for bulky items collection	Mandatory (ZBA/SPC)	Plans 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	Mandatory (ZBA/SPC)	Plans 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	Mandatory (SPC)	Plans Numbers: