



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

Tier 1 performance measures are required by the City and must be included as part of your approved development 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 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 (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): _____



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 (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 Project parking statistics include number and location of EV spaces Notations indicate location of EV spaces, performance level and EVEMS on Parking | 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: |

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|---------|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| *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: |
| *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 | 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: |

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| 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 | 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 | Plan 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 | 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 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 | <p>Stormwater Management Report</p> <p>Notations on Plans (Landscape, Grading, Roof and Details) indicate green infrastructure features and locations consistent with Stormwater Report</p> | 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 | <p>Stormwater Management Report</p> <p>Landscape and Planting Plan, Public Utilities Plan consistent with Stormwater Report</p> <p>Notations indicate locations, feature type, location, dimensions and details</p> | Plan Numbers: |
| WQ 1.3 | On-site Green Infrastructure | <p>Landscaped site area includes at least <u>one</u> of the following features:</p> <ul style="list-style-type: none"> Enhanced Green Roof Enhanced landscape using pollinator plants Bioretention facility Reforested Area | <p>Notations on the Roof Plan, Landscape and Planting Plans to indicate features size, type, location and plant lists</p> <p>Plan list identifies pollinator species if applicable</p> <p>Green Infrastructure Statistics Template</p> <p>Green Roof Statistics Template</p> <p>Stormwater Management Report references</p> | 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 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 | 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: |

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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 | Notations include required treated area, type of treatment, surface, density and colour of visual markers | 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 | 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 | 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: |

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|---------|-------------------------------|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 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 | 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 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: |