

City Agency, Corporation & Division-Owned Facilities

Complete in conjunction with the full Toronto Green Standard Version 3.0 (TGS V3.0) and Specifications.

TGS performance measures are required for Non-Residential City Facilities and must be included as part of your approved development application.

For more information go to 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 (m²): _____ Number of Storeys: _____
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): _____
Client City Agency, Corporation, or Division: _____



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TGS Documentation includes the submission of the completed 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 TGS Checklist.

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	Single-Occupant Auto Vehicle Trips	Reduce single occupancy vehicles trips by 15%.	Transportation Impact Study (TIS) includes TDM analysis (if applicable)	Plan #
*AQ 1.2	LEV and Sustainable Mobility	Dedicate parking spaces above the minimum required for low-emitting vehicles (LEV).	TGS V3 statistics template. Summary table include number and location of LEV spaces.	Plan #
*AQ 1.3	Electric Vehicle Infrastructure	Install EVSE for 25% of the parking spaces. Roughed-in conduits for the remaining spaces.	TGS V3 statistics template. Project parking statistics include number and location of EVSE spaces. Notations indicate location of EVSE spaces and roughed-in spaces on parking plans.	Plan #
*AQ 1.4	Electric Vehicle Infrastructure, Low Carbon Pathway	Install EVSE for 50% of the parking spaces. Roughed-in conduits for the remaining spaces.	TGS V3 statistics template. Project parking statistics include number and location of EVSE spaces. Notations indicate location of EVSE spaces and roughed-in spaces on parking plans.	Plan #

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*AQ 2.1	Bicycle Parking Rates	Bicycle parking rates in accordance with Zoning Bylaw 569-2013	TGS V3 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 bicycle parking floor and at-grade.	Plan #
*AQ 2.2	Long-term Bicycle Parking Location	Long-term bicycle parking in accordance with Zoning Bylaw 569-2013	Notations indicate the number of long-term parking spaces in each bicycle parking area.	Plan #
*AQ 2.3	Short-term Bicycle Parking Location	Short-term bicycle parking in accordance with Zoning Bylaw 569-2013	Notations indicate location and the number of short-term spaces in each bicycle parking area.	Plan #
*AQ 2.4	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 #
AQ 2.5	Publicly Accessible Bicycle Parking	For uses within 500 m of a transit station entrance provide 10 publicly accessible bicycle parking spaces	Notations indicate location and the number of short-term spaces at-grade.	
AQ 3.1	Connectivity	Pedestrian walkways.	Notations on Plans and Drawings.	Plan #
AQ 3.2	Sidewalk Space	Minimum 2.1 metre pedestrian clearway	Notations on Plans and Drawings.	Plan #

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AQ 3.3	Weather Protection	Covered outdoor waiting areas	Notations on Plans and Drawings.	Plan #
AQ 3.4	Pedestrian Lighting	Pedestrian-scale lighting	Notations on Plans and Drawings.	Plan #
AQ 4.1	UHI Non-roof Hardscape	Treat 75% of non-roof hardscape to reduce the urban heat island	TGS V3 statistics template. Materials list includes SRI of high albedo paving Notations indicate location of treated hardscape.	Plan #
AQ 4.2	Green & Cool Roofs	Provide a Green Roof as required under the Green Roof By-law OR Green roof for 50% of roof area (whichever is greater) AND a cool roof installed for the remainder of the roof;	TGS V3 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.	Plan #

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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 to achieve 25% improvement above OBC, SB-10, Division 3 (2017); OR TEUI, TEDI and GHGI targets by building type.	Energy (Modelling) Report prior to NOAC (if applicable)	Plan #
GHG 1.2	High Performance, Low Carbon Pathway (Optional)	Design the buildings to meet or exceed the targets by building type or an alternative compliance option.	Energy (Modelling) Report prior to NOAC (if applicable)	Plan #
GHG 2.1	Solar Readiness	Design the building to accommodate connections to solar PV or solar thermal technologies	Renewable energy feasibility study	Plan #
GHG 2.2	On-site Renewable Energy	Install renewable energy devices to supply: a) 5% of the total energy load from renewable energy sources; OR b) 20% of the building's total energy load from geexchange.	Renewable energy feasibility study Renewable energy area identified on roof plan Notations on Plans and Drawings	Plan #
GHG 3.1	District Energy Connection	Design the building to connect to a district energy system where one exists or planned.	Notations on Plans and Drawings	Plan #
GHG 4.1	Benchmarking & Reporting	Register the building on ENERGYSTAR® Portfolio Manager	Project has been registered on the Energy Star Portfolio Manager website	
GHG 4.2	Best Practice Commissioning	Commission the project using best practice commissioning	Commissioning plan/report to be provided post-construction	

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GHG 4.3	Air Tightness Testing	Conduct a whole-building Air Tightness Test	Air tightness contract and testing plan provided post-construction	
GHG 4.4	Submetering	Install thermal energy sub-meters	Verified post construction	
GHG 5.1	Resilience Checklist	Complete the Resilience Checklist	Checklist submission	
GHG 5.2	Back-Up Generation	Provide 72 hours of back-up power	Verified post construction	

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 #
WQ 2.1	Stormwater Retention & Reuse	Retain 10 mm depth of rainfall on-site	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 #

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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
WQ 4.1	Drought-Tolerant Landscapes	Drought-tolerant plants used for 50% of the landscaped area (where applicable)	Plant list identifies drought tolerant species (if applicable) Notation indicate potable or non-potable irrigation system on Landscape Plan	Plan #
WQ 4.2	Water Efficient Fixtures	Reduce potable water used by fixtures by 40%	Water Efficiency Declaration provided post-construction	
WQ 4.3	Efficient Irrigation	Reduce potable water use for irrigation by 60%	Water Efficiency-Irrigation Declaration provided post-construction	

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 #
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 #

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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 #
EC 3.3	Biodiverse Green Roofs for Pollinators	Provide a minimum of 50% of the Available Roof Space as biodiverse green roof	Plant list for green roof identifies pollinator species Design summary outlining how the design achieves the standard	Plan #
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 #

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EC 4.2	Rooftop Vegetation	Glazing 4 m above rooftop vegetation is treated to reduce bird collisions.	Notations include required treated area, type of treatment, density and colour of visual markers.	Plan #
EC 5.1	Exterior Lighting	Dark Sky compliant fixtures.	Notations indicate Dark Sky compliant fixtures.	Plan #
EC 5.2	Exterior Lighting	Rooftop and facade architectural illumination is directed downward and turned off between 11 p.m. and 6 a.m	Lighting Controls Declaration provided post-construction.	
EC 5.3	Lighting Controls	Install and automatic device that reduces light pollution from internal sources	Lighting Controls Declaration provided post-construction.	

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	Construction Waste Management	Manage construction and demolition waste in accordance.	Documentation in accordance with O.Reg 103/94	
SW 1.2	Construction Waste Diversion	Divert 75% of the total construction and demolition material.	Construction and Demolition Waste Declaration provided post-construction.	