

Mid to High Rise Residential and all New Non-Residential Development

Complete in conjunction with the full Toronto Green Standard Version 3.0 (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:
Non Residential Gross Floor Area (m ²):		
Proposal Description: (Include a narrative of your project highlighting green attributes or performances measures)		
<p>The 2150-2194 Lake Shore Boulevard West and 23 Park Lawn Rd (2150 Lake Shore) Master Plan is a transit-oriented mixed-use master plan redevelopment which aims to foster community cohesion and improve liveability for future residents. The site's sustainability strategy reflects a comprehensive approach, capturing specific opportunities unique to the master plan due to its location and context. Requirements of the Toronto Green Standard v3 have also informed elements of the strategy, which are addressed in this document.</p>		

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): First Capital (Park Lawn) Corporation and 2253213 Ontario Limited



Mid to High Rise Residential and all New Non-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 TGS Checklist.

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

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	Single-Occupant Vehicle Trips	Reduce single occupancy vehicles trips by 15%.	Transportation Impact Study (TIS) includes TDM analysis (if applicable)	Refer to Transportation Impact Study Update Report included with this submission.
*AQ 1.2	LEV and Sustainable Mobility	Dedicate parking spaces above the minimum required for low-emitting vehicles (LEV).	TGS V3.0 statistics template. Summary table includes number and location of LEV spaces.	Refer to Basement Plans included with this submission. Location of LEV spaces varies from phase to phase. Typically they are distributed on all parking levels.
*AQ 1.3	Electric Vehicle Infrastructure	Install EVSE for 20% of the parking spaces. Roughed-in conduits for the remaining spaces.	TGS V3.0 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.	Refer to Basement Plans included with this submission. Location of EVSE spaces varies from phase to phase. Typically they are distributed on all parking levels. Note: EVSE stalls are noted on the plans. Unless noted otherwise all other spaces are EVSE rough-in, in this submission.
*AQ 2.1	Bicycle Parking Rates	Bicycle parking rates in accordance with Zoning Bylaw 569-2013	TGS V3.0 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 bicycle parking floor and at-grade. *	Refer to Basement Plans included with this submission. * % of net floor area for bicycle parking to be confirmed in future phases.
*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.	Refer to Basement Plans included with this submission.

Mid to High Rise Residential and all New Non-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 2.3	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.	Refer to Basement Plans and Landscape Drawing included with this submission.
*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.	Refer to Basement Plans included with this submission.
AQ 3.1	Connectivity	Pedestrian walkways	Notations on Plans and Drawings.	Refer to Drawing Package and Urban Transportation Consideration Report included with this submission.
AQ 3.2	Sidewalk Space	Minimum 2.1 meter pedestrian clearway	Notations on Plans and Drawings.	Refer to Drawing Package and Urban Transportation Consideration Report included with this submission.
AQ 3.3	Weather Protection	Covered outdoor waiting areas	* Notations on Plans and Drawings.	*Covered outdoor waiting areas will comply with requirements. Detail to be confirmed in future phases.
AQ 3.4	Pedestrian Lighting	Pedestrian-scale lighting	* Notations on Plans and Drawings.	*Pedestrian-scale lighting will comply with requirements. Detail to be confirmed in future phases.
AQ 4.1	UHI Non-roof Hardscape	Treat 50% of non-roof hardscape to reduce the urban heat island (75% required for Tier 2); OR 75% of the required parking spaces under cover. (Non-residential only)	TGS V3.0 statistics template. * Materials list includes SRI of high albedo paving * Notations indicate location of treated hardscape.	At least 50% of non-roof hardscape will be treated to reduce heat island effects. *Location and SRI of high albedo materials will be confirmed in future phases.

Mid to High Rise Residential and all New Non-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 4.2	Green & Cool Roofs	<p>One of the following is provided (select all that apply):</p> <ul style="list-style-type: none"> Green Roof required under the Green Roof By-Law Green roof for 50% of roof; Cool roof installed for 100% of roof; A combination of a green roof, and cool roof and solar panels for at least 75% of roof. 	<p>TGS V3.0 statistics template.</p> <ul style="list-style-type: none"> * 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. 	<p style="color: red;">Preliminary calculations included with this submission. Finalized calculations will be submitted with Site Plan Application.</p> <p style="color: red;">*Green roof will be installed to meet the requirements of the Green Roof By-Law. Green Roof Statistics template, location and SRI of cool roof materials will be confirmed in future phases.</p>

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	<p>Design the building to achieve 15% improvement above OBC, SB-10, Division 3 (2017); OR</p> <p>TEUI, TEDI and GHGI targets by building type. (required for Tier 2)</p>	<ul style="list-style-type: none"> * Energy (Modelling) Report and Energy Workbook prior to NOAC (if applicable) 	<p style="color: red;">Energy Strategy Study included with this ZBA submission.</p> <p style="color: red;">*Energy Efficiency Report will be provided with the relevant future submission.</p>

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	<p style="color: red;">Refer to Stormwater Management Report included with this submission.</p>

Mid to High Rise Residential and all New Non-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	Refer to Stormwater Management Report, drawing Grading LSB-ARP-XX-XX-DR-CE-20001, and Concept Site & Landscape Plan included with this submission.
WQ 3.1	Total Suspended Solids (TSS)	Remove 80% of total suspended solids from all runoff leaving the site.	Stormwater Report	Refer to Stormwater Management Report included with this submission.
WQ 3.2	E. Coli Reduction	Control E. Coli directly entering Lake Ontario and waterfront areas	N/A Stormwater Report	Not applicable as stormwater will not enter directly into Lake Ontario.
WQ 4.1	Drought-Tolerant Landscapes	Drought-tolerant plants used for 50% of the landscaped area	<ul style="list-style-type: none"> * Plant list identifies drought tolerant species (if applicable) * Notation indicate potable or non-potable irrigation system on Landscape Plan 	<p>Refer to the preliminary planting plans and Tree Planting Plan (L-201) and Shrub Planting Plan (L-202). Finalized calculations will be submitted with Site Plan Application.</p> <p>*Plant list and irrigation system details to be confirmed in future phases.</p>

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 V3.0 statistics template Notations indicate soil volume (soil depth and area,) species and quantity for each planting area.	TGS v3 statistics template notes soil volume required. Refer to preliminary ROW planting plan. Notations to be finalized in future phases.
EC 1.2	Trees Along Street Frontages	Trees planted along street frontages with access to 30 m ³ of soil/tree.	<ul style="list-style-type: none"> * Notations indicate soil volume (soil depth and area,) species and quantity for each planting area. * Planting details 	TGS v3 statistics template notes soil volume required. Refer to preliminary ROW planting plan. * Notations to be finalized in future phases.

Mid to High Rise Residential and all New Non-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 1.3	Parking Lots	1 shade tree planted parking lots area for every 5 parking spaces	N/A Notations indicate soil volume (soil depth and area), species and quantity on the Planting Plan for parking areas	Not applicable as no surface level parking lots included in master plan design.
EC 1.4	Watering Program	Watering program for trees.	* Notations on the Planting Plan include watering program methods and watering schedule.	*Watering program methods and watering schedule to be confirmed in future phases.
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.	Refer to ROW planting plan, Tree Planting Plan (L-201) and Shrub Planting Plan (L-202).
EC 2.2	Ravine and Protected Area Buffers	Stewardship plan implemented for setbacks	N/A Stewardship Plan (if applicable)	Not applicable to the site.
EC 3.1	Native and Pollinator Supportive Species	Landscape includes 50% native plants.	TGS V3.0 statistics template Plant list includes common name, scientific name, size, quantity, stock type, and native or non-native species.	Refer to preliminary ROW planting plan, Tree Planting Plan (L-201) and Shrub Planting Plan (L-202). Plant list to be finalized in future phases.
EC 3.2	Invasive Species	No invasive species planted	Plant list includes common name and scientific name.	Refer to preliminary ROW planting plan, Tree Planting Plan (L-201) and Shrub Planting Plan (L-202). Plant list to be finalized in future phases.
EC 4.1	Bird Friendly Glazing	85% of all exterior glazing within the required area is treated to reduce bird collisions. Fly-through conditions treated at all heights of the building.	* TGS V3.0 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.	*At least 85% of all exterior glazing within required area will be treated to reduce bird collisions and fly-through conditions will be treated at all heights of future buildings. Details to be confirmed in future phases.

Mid to High Rise Residential and all New Non-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 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.	*All glazing 4m above rooftop vegetation will be treated to reduce bird collisions. Detail to be provided in future phases.
EC 4.3	Grate Porosity	Maximum porosity of ventilation grates is 20 mm X 20 mm.	* Notations indicate porosity of ground level grates.	*Porosity of ventilation grates will comply with requirements. Detail to be provided in future phases.
EC 5.1	Exterior Lighting	Dark Sky compliant fixtures.	* Notations indicate Dark Sky compliant fixtures.	*Exterior lighting will comply with requirements. Detail to be provided in future phases.

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 Collection & Sorting	Waste sorting system for garbage, recycling and organics. (Residential)	Notations indicate type and location of waste sorting system.	Refer to Basement Plans included with this submission. Residential waste sorting will be developed for future phases of the design.
SW 1.2	Waste Storage Space	Waste storage rooms	Notations indicate area and location of waste storage rooms.	Refer to Basement Plans included with this submission. Residential waste storage will comply with requirements.
SW 1.3	Bulky Waste	Provide 10m ² for bulky and special collection items. (Residential)	Notations indicate area and location for bulky items collection.	Refer to Basement Plans included with this submission. Residential bulk waste will comply with requirements.
SW 1.4	Compaction	Waste storage room with space for containers and the compactor unit. (Residential)	Notations indicate area and location of waste storage rooms and compactor unit.	Refer to Basement Plans included with this submission for Residential waste storage. Compaction units will be developed for future phases of the design.

Mid to High Rise Residential and all New Non-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
SW 3.1	Construction Waste Management	Manage construction and demolition waste in accordance with O. Reg. 103/94	* Documentation in accordance with O.Reg 103/94	*Compliant construction waste management plan will be developed for future phases of the design.