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/greendevelopment.

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): 23,848 Number of Storeys: 34 Number of Units: 356

Non Residential Gross Floor Area (m^2): 339

Proposal Description: (Include a narrative of your project highlighting green attributes or performances measures)

The development proposal consists of a mixed-use building containing 356 residential units & 339 m^2 of ground-floor retail.

Property and Applicant Information

Address of Subject Land (Street Number and Name): 90-104 Queen Street East and 3 Mutual Street

Project Name:

Applicant/Agent

Name (First, Last Name): Kyle Galvin Business Telephone Number: 416-947-9744

Business Email: kgalvin@bousfields.ca 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 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)	Plan # Transportation Impact Study: 90-104 Queen Street East
*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.	Plan # Not required
*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.	Plan # A151
*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.	Plan # Transportation Impact Study: 90-104 Queen Street East
*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 # A202

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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
*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 # A201 (20 spaces), A202 (16 spaces)
*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 # Not required
AQ 3.1	Connectivity	Pedestrian walkways	☑ Notations on Plans and Drawings.	Plan # L-100
AQ 3.2	Sidewalk Space	Minimum 2.1 meter pedestrian clearway	☑ Notations on Plans and Drawings.	Plan # L-100
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 # at SPA
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.	Plan # at SPA

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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
AQ 4.2	Green & Cool Roofs	One of the following is provided (select all that apply): ☑ 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.	☐ TGS V3.0 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 # at SPA

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 to achieve 15% improvement above OBC, SB-10, Division 3 (2017); OR TEUI, TEDI and GHGI targets by building type. (required for Tier 2)	☐ Energy (Modelling) Report and Energy Workbook prior to NOAC (if applicable)	Plan # at SPA

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 #

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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 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 # at SPA

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.	Plan # L-100
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 # L-100 Details at SPA

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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 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 # N/A
EC 1.4	Watering Program	Watering program for trees.	☐ Notations on the Planting Plan include watering program methods and watering schedule.	Plan # at SPA
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 # at SPA
EC 2.2	Ravine and Protected Area Buffers	Stewardship plan implemented for setbacks	☐ Stewardship Plan (if applicable)	Plan # N/A
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.	Plan # at SPA
EC 3.2	Invasive Species	No invasive species planted	☐ Plant list includes common name and scientific name.	Plan # at SPA
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.	Plan # Details to be provided at SPA

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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 4.2	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 # at SPA
EC 4.3	Grate Porosity	Maximum porosity of ventilation grates is 20 mm X 20 mm.	☐ Notations indicate porosity of ground level grates.	Plan # at SPA
EC 5.1	Exterior Lighting	Dark Sky compliant fixtures.	☐ Notations indicate Dark Sky compliant fixtures.	Plan # at SPA

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 sytstem.	Plan # at SPA
SW 1.2	Waste Storage Space	Waste storage rooms	☑ Notations indicate area and location of waste storage rooms.	Plan # Transportation Impact Study: 90-104 Queen Street East
SW 1.3	Bulky Waste	Provide 10m^2 for bulky and special collection items. (Residential)	☑ Notations indicate area and location for bulky items collection.	Plan # A201
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.	Plan # At SPA

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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
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	Plan #