

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: **See resubmission form** Date Received (yyyy-mm-dd): **2020-12-08**

Community Planner (First, Last Name): **Cathie Ferguson**

Is this checklist revised from an earlier submission? Yes No

Gross Floor Area (m²): **59,380**

Number of Storeys: **21 & 35**

Number of Units: **Residential-300, Hotel-248**

Non Residential Gross Floor Area (m²): **23,920**

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

Mixed use development comprised of 21 storey hotel, 35 storey condo, office space, retail, restaurant and access to subway station.

Property and Applicant Information

Address of Subject Land (Street Number and Name): **4050 Yonge Street, Toronto**

Project Name:

Applicant/Agent

Name (First, Last Name): **Patrick Devine of Devine Park LLI** Business Telephone Number: **416-645-4570**

Business Email: **patrick.devine@devinepark.com**

Registered Owner (First, Last Name): **Yonge Park Plaza Inc.**



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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%.	<input checked="" type="checkbox"/> Transportation Impact Study (TIS) includes TDM analysis (if applicable)	Plan # TDM Plan contained within TIS report by BA Group
*AQ 1.2	LEV and Sustainable Mobility	Dedicate parking spaces above the minimum required for low-emitting vehicles (LEV).	<input checked="" type="checkbox"/> TGS V3.0 statistics template. <input type="checkbox"/> Summary table includes number and location of LEV spaces.	Plan # Parking supply less than applicable minimum ZBL requirement-NY ZBL 7625
*AQ 1.3	Electric Vehicle Infrastructure	Install EVSE for 20% of the parking spaces. Roughed-in conduits for the remaining spaces.	<input checked="" type="checkbox"/> TGS V3.0 statistics template. <input checked="" type="checkbox"/> Project parking statistics include number and location of EVSE spaces. <input checked="" type="checkbox"/> Notations indicate location of EVSE spaces and roughed-in spaces on parking plans.	Plan # 20 % of overall parking supply configured as EVSE spaces.
*AQ 2.1	Bicycle Parking Rates	Bicycle parking rates in accordance with Zoning Bylaw 569-2013	<input checked="" type="checkbox"/> TGS V3.0 statistics template. <input checked="" type="checkbox"/> Project statistics include rates, number and type (long-term/short-term) of bicycle parking spaces. <input type="checkbox"/> Summary table includes number, type and % of net floor area occupied by bicycle parking for each bicycle parking floor and at-grade.	Plan # A.01.2 TIS includes breakdown of bicycle parking requirements and supply by use, location and type of bicycle parking
*AQ 2.2	Long-term Bicycle Parking Location	Long-term bicycle parking in accordance with Zoning Bylaw 569-2013	<input checked="" type="checkbox"/> Notations indicate the number of long-term parking spaces in each bicycle parking area.	Plan # A.07-P1, A.09-Mezzanine bike parking supply complies with Tier 1 requirements.

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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	<input checked="" type="checkbox"/> Notations indicate location and the number of short-term spaces in each bicycle parking area.	Plan # A.08-Ground floor plan
*AQ 2.4	Shower & Change Facilities	Shower and change facilities in accordance with Zoning Bylaw 569-2013	<input checked="" type="checkbox"/> Notations indicate location and number of shower and change facilities.	Plan # A.07-P1
AQ 3.1	Connectivity	Pedestrian walkways	<input checked="" type="checkbox"/> Notations on Plans and Drawings.	Plan # L1
AQ 3.2	Sidewalk Space	Minimum 2.1 meter pedestrian clearway	<input checked="" type="checkbox"/> Notations on Plans and Drawings.	Plan # L1
AQ 3.3	Weather Protection	Covered outdoor waiting areas	<input checked="" type="checkbox"/> Notations on Plans and Drawings.	Plan # A.08-Ground floor plan
AQ 3.4	Pedestrian Lighting	Pedestrian-scale lighting	<input checked="" type="checkbox"/> Notations on Plans and Drawings.	Plan # L1
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)	<input checked="" type="checkbox"/> TGS V3.0 statistics template. <input checked="" type="checkbox"/> Materials list includes SRI of high albedo paving <input checked="" type="checkbox"/> Notations indicate location of treated hardscape.	Plan # L1

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AQ 4.2	Green & Cool Roofs	One of the following is provided (select all that apply): <input checked="" type="checkbox"/> Green Roof required under the Green Roof By-Law <input type="checkbox"/> Green roof for 50% of roof; Cool roof installed for 100% of roof; <input type="checkbox"/> A combination of a green roof, and cool roof and solar panels for at least 75% of roof.	<input checked="" type="checkbox"/> TGS V3.0 statistics template. <input checked="" type="checkbox"/> Green Roof Statistics Template on roof plan. <input checked="" type="checkbox"/> Notations include green roof locations identified on elevations and roof plans. <input type="checkbox"/> Notations include SRI of cool roof on roof plan and location of solar panels.	Plan # A.23-Roof plan

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)	<input checked="" type="checkbox"/> Energy (Modelling) Report and Energy Workbook prior to NOAC (if applicable)	Plan # Energy Report and Energy Workbook

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	<input type="checkbox"/> Notations on Plans and Drawings	Plan # SC-1 to SC-3

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WQ 2.1	Stormwater Retention & Reuse	Retain 5 mm depth of rainfall on-site (10 mm required for Tier 2)	<input checked="" type="checkbox"/> Stormwater Report <input checked="" type="checkbox"/> Plans (Landscape, Grading, Roof and Green Roof details etc.) consistent with Stormwater Report	Plan # SS-1
WQ 3.1	Total Suspended Solids (TSS)	Remove 80% of total suspended solids from all runoff leaving the site.	<input checked="" type="checkbox"/> Stormwater Report	Plan # SS-1
WQ 3.2	E. Coli Reduction	Control E. Coli directly entering Lake Ontario and waterfront areas	<input checked="" type="checkbox"/> Stormwater Report	Plan # SS-1
WQ 4.1	Drought-Tolerant Landscapes	Drought-tolerant plants used for 50% of the landscaped area	<input type="checkbox"/> Plant list identifies drought tolerant species (if applicable) <input type="checkbox"/> Notation indicate potable or non-potable irrigation system on Landscape Plan	Plan #

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.	<input checked="" type="checkbox"/> TGS V3.0 statistics template <input checked="" type="checkbox"/> Notations indicate soil volume (soil depth and area,) species and quantity for each planting area.	Plan # L1 & L2
EC 1.2	Trees Along Street Frontages	Trees planted along street frontages with access to 30 m ³ of soil/tree.	<input checked="" type="checkbox"/> Notations indicate soil volume (soil depth and area,) species and quantity for each planting area. <input checked="" type="checkbox"/> Planting details	Plan # L1 & L2

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EC 1.3	Parking Lots	1 shade tree planted parking lots area for every 5 parking spaces	<input type="checkbox"/> 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.	<input checked="" type="checkbox"/> Notations on the Planting Plan include watering program methods and watering schedule.	Plan # L2
EC 2.1	Ravine Areas and Natural Heritage System	Natural Heritage System and the Ravine Protected Area planted with 100% native plants.	<input type="checkbox"/> Plant list identifies native or non-native species.	Plan #
EC 2.2	Ravine and Protected Area Buffers	Stewardship plan implemented for setbacks	<input type="checkbox"/> Stewardship Plan (if applicable)	Plan #
EC 3.1	Native and Pollinator Supportive Species	Landscape includes 50% native plants.	<input type="checkbox"/> TGS V3.0 statistics template <input type="checkbox"/> Plant list includes common name, scientific name, size, quantity, stock type, and native or non-native species.	Plan # L2
EC 3.2	Invasive Species	No invasive species planted	<input checked="" type="checkbox"/> Plant list includes common name and scientific name.	Plan # L2
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.	<input type="checkbox"/> TGS V3.0 statistics template <input checked="" type="checkbox"/> Notations include treated area required, type of treatment, density and colour of visual markers. <input type="checkbox"/> Summary table of bird friendly glass treatments for each elevation.	Plan # A.25.1-Elevation A.25.2-Elevation A.25.3-Elevation A.25.4-Elevation A.25.5-Elevation

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EC 4.2	Rooftop Vegetation	Glazing 4 m above rooftop vegetation is treated to reduce bird collisions.	<input checked="" type="checkbox"/> Notations include required treated area, type of treatment, density and colour of visual markers.	Plan # A.25.1-Elevation A.25.2-Elevation A.25.3-Elevation A.25.4-Elevation A.25.5-Elevation
EC 4.3	Grate Porosity	Maximum porosity of ventilation grates is 20 mm X 20 mm.	<input type="checkbox"/> Notations indicate porosity of ground level grates.	Plan #
EC 5.1	Exterior Lighting	Dark Sky compliant fixtures.	<input checked="" type="checkbox"/> Notations indicate Dark Sky compliant fixtures.	Plan # L1, L4, L6 & L8

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)	<input checked="" type="checkbox"/> Notations indicate type and location of waste sorting system.	Plan # A.08-Ground Floor Plan
SW 1.2	Waste Storage Space	Waste storage rooms	<input checked="" type="checkbox"/> Notations indicate area and location of waste storage rooms.	Plan # A.08-Ground Floor Plan
SW 1.3	Bulky Waste	Provide 10m ² for bulky and special collection items. (Residential)	<input checked="" type="checkbox"/> Notations indicate area and location for bulky items collection.	Plan # A.08-Ground Floor Plan
SW 1.4	Compaction	Waste storage room with space for containers and the compactor unit. (Residential)	<input checked="" type="checkbox"/> Notations indicate area and location of waste storage rooms and compactor unit.	Plan # A.08-Ground Floor Plan

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SW 3.1	Construction Waste Management	Manage construction and demolition waste in accordance with O. Reg. 103/94	<input type="checkbox"/> Documentation in accordance with O.Reg 103/94	Plan #