

TORONTO GREEN STANDARD VERSION 2.0 – CHECKLIST

For New Mid to High Rise Residential and all New Non-Residential Development
Complete in conjunction with the full Toronto Green Standard and Specifications.

The Toronto Green Standard (TGS) is a set of performance measures, with supporting guidelines for new development, to purpose to promote sustainable site and building design and address Toronto's environmental priorities, in energy, climate change and energy efficiency, water quality and efficiency, ecology and land use.

This Checklist is part of a Complete Application. It must contain adequate detail on how the design meets the Toronto Green Standard. The Checklist must also reference the appropriate drawings, drawings and reports that demonstrate compliance with performance measures. Complete Checklist in conjunction with the appropriate Standard for application to the development project, including the Specifications, Definitions and Toronto Green Standard provides more information on how to comply. The Checklist is completed by the project architect or planning consultant and is submitted to the Planning staff as part of your development application.

Application Submitted

☒ Site Plan Control ☐ Zoning Bylaw Amendment ☐ Draft Plan of Subdivision

Office Use Only

District Office: ☐ North York District ☐ Toronto East York District ☐ Scarborough District ☐ Etobicoke York District

Date Received: ☐ Yes ☐ No

Is this checklist reviewed from an earlier submission? ☐ Yes ☐ No

Application No.:

Property and Applicant

Address of Subject Land (Street Number/Name): Merchants Wharf and Bonyoncoke Street

Applicant Name: Savanah Covatta Telephone: 416-736-1102 E-mail: savanah@tridel.com Registered Owner: Deltek Inc.

Proposed Development: Gross Floor Area: 27,565 sq.m. Number of Storeys: 13 Number of Units: 227

Project Information (Include a narrative of your project highlighting green features and performance measures)

The building includes 227 mixed condo units and 30 affordable housing units. The building is for the north portion of the building, which is pursuing TGS Tier 2 and LEED Platinum certification. Energy efficiency measures include: air source heat pumps, radiant heating and cooling, efficient lighting fixtures, occupancy sensors, responsive devices, and other strategies to ensure the building performs at least 20% more efficiently than 2015 requirements. Low flow plumbing fixtures are selected for optimal water efficiency. Materials selection favours recycled, regional, and low toxicity products.

* Tier 1 performance measures are required by the City and must be addressed as part of your proposed development application. Tier 2 performance measures are optional and may be addressed as part of your proposed development application. Tier 3 performance measures are optional and may be addressed as part of your proposed development application. Check here if you intend to achieve Tier 2 of the Toronto Green Standard (complete pages 5-12).

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TIER 1: AIR QUALITY

Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
AQ.1.1	Low-Emitting Vehicle Spaces	Physical spaces for future electric vehicle charging (residential or dedicated priority above other use) required.	A minimum of 100 automobile parking spaces are required under the Zoning Bylaw.	Site Plan # A1-1; Landscape Plan # A2.1-A2.3
AQ.1.1	Low-Emitting Vehicle Spaces	Physical spaces for future electric vehicle charging (residential or dedicated priority above other use) required.	115 automobile parking spaces are provided for this development. Dedicated carpool parking is provided for 15 spaces.	Site Plan # A1-1; Landscape Plan # A2.1-A2.3
AQ.2.1	Recycle Parking Rates	Minimum bicycle parking rates	Zoning Bylaw requires 100 residential parking spaces. There is no commercial parking requirement. Provided: 207 residential and 10 commercial spaces. 12 car charging stations will be provided, along with provisions for future EV charging at 57 spaces.	Site Plan # A1-1; Landscape Plan # A2.1-A2.3
AQ.2.2	Long-term bicycle parking location	Long-term parking in secure bicycle parking facility or purpose-built bicycle rack	Long-term parking is distributed throughout P1 thru P4, P1, P4 Condo and 10 Retail (P2, P3, P4, P4 Condo).	Site Plan # A1-1; Landscape Plan # A2.1-A2.3
AQ.2.3	Short-term bicycle parking location	Short-term bicycle parking in a highly visible and publicly accessible location	Short-term parking is located on P1, P3, P4 Condo and 6 Retail. Additional bike racks are located at grade along Merchants Wharf, just outside the project boundary.	Site Plan # A1-1; Landscape Plan # A2.1-A2.3
AQ.2.4	Shower & change facilities	Shower and change facilities (non-residential only)	2 showers with change rooms will be provided for use by commercial tenants. An additional shower will be provided for residential property management and security staff located on L1 mezz.	Site Plan # A1-1; Landscape Plan # A2.4

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TIER 1: ECOLOGY

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EC.1.1	Tree preservation	Advancement to the Tree Protection Policy and Specifications for Construction Tree Retention	No trees are large enough to be considered protected.	Site Plan # A1-1; Landscape Plan # A2.1-A2.3
EC.1.2	Preservation of mature trees	Protect and retain all trees that are 30 cm or more DBH from injury or removal	There are no trees over 30cm in diameter on-site.	Site Plan # A1-1; Landscape Plan # A2.1-A2.3
EC.1.3	Re-tree protection	Within the Re-tree Protected Area, protect and retain trees of all diameters	Not applicable to site.	Site Plan # A1-1; Landscape Plan # A2.1-A2.3
EC.1.4	Street tree retention	Protect and retain all trees adjacent to City of Toronto streets and railways and City-owned Parkland	The construction team will take every precaution to prevent damage to existing trees. If damage occurs, they will be replaced at the end of construction.	Site Plan # A1-1; Landscape Plan # A2.1-A2.3
EC.2.1	Tree planting	Tree canopy cover distributed across site area and public boulevard	Edge/water streetscape design is not yet finalized and is being done by a different design team. Trees will be included in the design. If feasible.	Site Plan # A1-1; Landscape Plan # A2.1-A2.3
EC.2.2	Soil volumes	Preserve all trees planted with a minimum volume of 30 m³ of high quality soil per tree	Required soil volumes will be provided for street trees adjacent to the site.	Site Plan # A1-1; Landscape Plan # A2.1-A2.3

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TIER 1: GREENHOUSE GAS EMISSIONS/ENERGY EFFICIENCY

Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
ENG.1.1	Energy efficiency	Design building to achieve at least 15% energy efficiency improvement over the current Ontario Building Code	Building is designed to achieve at least 15% energy efficiency improvement over the current Ontario Building Code.	Site Plan # A1-1; Landscape Plan # A2.1-A2.3
ENG.1.2	On-site renewable energy	City-owned buildings and at ABCDC: total renewable energy devices	N/A	Site Plan # A1-1; Landscape Plan # A2.1-A2.3

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TIER 1: SOLID WASTE

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SW.1.1	Waste collection & sorting system	Residential: Provide a waste sorting system	A binocular will be provided for garbage and compost, with a separate bin for recycling. A binocular will be provided for garbage and compost, with a separate bin for recycling.	Site Plan # A1-1; Landscape Plan # A2.1-A2.3
SW.1.2	Waste storage spaces	Residential: Provide easily accessible waste storage room	Quantity of residential waste will not exceed pre-development conditions. 100 sq.m. of storage space is required. 100 sq.m. are provided. Affordable: 38 sq.m. of storage space is required. 78 sq.m. are provided.	Site Plan # A1-1; Landscape Plan # A2.1-A2.3
SW.1.3	Bulky waste	Residential: Provide a minimum of 10 m² of bulky waste storage space in the ground floor, combined area of market and affordable bulky waste storage exceeds 10 sq.m.	10 m² of bulky waste storage space is provided for bulky waste and household hazardous waste materials on the ground floor. Combined area of market and affordable bulky waste storage exceeds 10 sq.m.	Site Plan # A1-1; Landscape Plan # A2.1-A2.3

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TIER 2: CORE

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AD.2.2	Enhanced Low-Emitting Vehicle Spaces	Physical spaces for future electric vehicle charging (residential or dedicated priority above other use) required.	A minimum of 100 automobile parking spaces are required under the Zoning Bylaw.	Site Plan # A1-1; Landscape Plan # A2.1-A2.3

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