

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. Its purpose is to promote sustainable site and building designs and address Toronto's environmental pressures, its quality, climate change and energy 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 and reports that demonstrate compliance with performance measures. Complete Checklist in conjunction with the appropriate Standard for the application. The development team, including the Sponsor/owner, Developer and Toronto area planner, 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

Date Received: ☐ Toronto East York District

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

Property and Applicant

Address of Subject Land (Street Number/Name): Merchants Wharf and Bloor/Yonge @Bloor

Applicant/Agent: Name: Savanetha Ganesan Telephone: 416.736.1102 E-mail: savanetha@indiel.com Registered Owner: Delton Inc.

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

Project Information includes a narrative of your project highlighting green features and performance measures. The building includes 227 mixed condo units and 30 affordable housing units. This checklist is for the north portion of the building, which is pursuing TGS Tier 2 and LEED Platinum certification. Energy efficiency measures include: in-situ ventilation heat recovery, efficient heating and cooling equipment, efficient light fixtures coupled with occupancy sensors, responsive elevators, and other strategies to ensure that it performs at least 20% more efficiently than ASHRAE requirements. Low flow plumbing fixtures are selected for optimal water efficiency. Material selection focuses recycled, regional, and low toxicity products.

* Tier 1 performance measures are required by the City and must be addressed as part of your approved development application. Tier 2 performance measures are optional. Tier 3 measures are available to apply for a refund of development charges equivalent to 20% of the 2014 rate. ☐ Check here if you intend to achieve Tier 2 of the Toronto Green Standard (complete pages 9-12).



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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 provision for future electric vehicle charging (residential or dedicated priority parking spaces in excess of normal requirement)	A minimum of 100 accessible parking spaces are required under the Zoning Bylaw.	Site Plan # A1-1 Other #
EXAMPLE			115 accessible parking spaces are provided for the development. Dedicated carpool parking is provided for 16 spaces.	Underground Garage Plan Other #
AQ.1.2	Low-Emitting Vehicle Spaces	Physical provision for future electric vehicle charging (residential or dedicated priority parking spaces in excess of normal requirement for above minimum requirement)	Zoning Bylaw requires 100 residential parking spaces. There is no commercial bike 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 Underground Garage Plan # A2.1-A2.3 Other #
AQ.2.1	Bicycle Parking Racks	Minimum bicycle parking racks	Residential long-term (24-hour required and provided) and commercial short-term (12-hour required and provided) are provided at P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, P12, P13, P14, P15, P16, P17, P18, P19, P20, P21, P22, P23, P24, P25, P26, P27, P28, P29, P30, P31, P32, P33, P34, P35, P36, P37, P38, P39, P40, P41, P42, P43, P44, P45, P46, P47, P48, P49, P50, P51, P52, P53, P54, P55, P56, P57, P58, P59, P60, P61, P62, P63, P64, P65, P66, P67, P68, P69, P70, P71, P72, P73, P74, P75, P76, P77, P78, P79, P80, P81, P82, P83, P84, P85, P86, P87, P88, P89, P90, P91, P92, P93, P94, P95, P96, P97, P98, P99, P100, P101, P102, P103, P104, P105, P106, P107, P108, P109, P110, P111, P112, P113, P114, P115, P116, P117, P118, P119, P120, P121, P122, P123, P124, P125, P126, P127, P128, P129, P130, P131, P132, P133, P134, P135, P136, P137, P138, P139, P140, P141, P142, P143, P144, P145, P146, P147, P148, P149, P150, P151, P152, P153, 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