

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 new set of performance measures, with supporting guidelines for new development, its purpose is to promote sustainable site and building design and address Toronto's environmental priorities: air quality, climate change and energy efficiency, water quality and efficiency, ecology and biodiversity, and social equity. This Checklist is part of a Complete Application. It must contain adequate detail on the design measures the Toronto Green Standard. The Checklist must also reference the performance measures, drawings and reports that demonstrate compliance with the performance measures. Consider the Checklist in conjunction with the appropriate Standard that applies to the development type, including the Specifications, Definitions and Resources column that provides more information on how to comply. The Checklist is completed by the project architect or planning consultant and is submitted to City 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 ☐ Planning ☐ York District ☐ Scarborough District ☐ Etobicoke York District ☐ Application No.:

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

Property and Applicant
Address of Subject Land (Street Number/Name): Merchants Wharf and Bormacoste Street

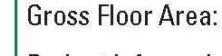
Applicant/Agent
Name: Savarona Cavaterra Telephone: 416-736-2102 E-mail: scavarotta@rdsi.com Registered Owner: Deltona Inc.

Proposed Development
Gross Floor Area: 27,255 sq.m. Number of Storeys: 13 Number of Units: 227

Project Information (Include a narrative of your project highlighting green attributes or performance measures.)
The building includes 227 market (condo) units and 80 affordable housing units. This checklist is for the condo portion of the building, which is pursuing TGS Tier 2 and LEED Platinum certification. Energy efficiency measures include a high performance envelope, double ventilation heat recovery, efficient heating and cooling equipment, efficient light fixtures coupled with occupancy sensors, regeneration elevators, and other strategies to ensure that it performs at least 50% more efficiently than SB 10 requirements. Low flow plumbing fixtures are selected for optimal water efficiency. Material selection follows 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.
The City will review the application and provide a decision on whether the measures are eligible to apply for a value 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 to Plans, Drawings or Reports
A0.1.1	Low-Emitting Vehicle Spaces	Physical provision for future electric vehicle charging (residential) or dedicated priority parking spaces for electric vehicles for parking above minimum requirement.	A minimum of 100 sustainable parking spaces are required under the Green Vehicle Spaces (GVS) section of the Green Standard. 115 sustainable parking spaces are provided for this development. Dedicated carpool parking is provided for 15 spaces.	Site Plan # A1.01 Landscape Plan # A2.1-A2.3 Other #
A0.1.2	Low-Emitting Vehicle Spaces	Physical provision for future electric vehicle charging (residential) or dedicated priority parking spaces for electric vehicles for parking above minimum requirement.	Zoning Bylaw requires 100 residential parking spaces. There is no commercial use parking requirement. Physical carpool parking is provided for 15 spaces. 10 car charging stations will be provided along with physical carpool parking for 15 spaces.	Site Plan # A2.1-A2.3 Other #
A0.2.1	Bicycle Parking Rates	Minimum bicycle parking rates	Residential long term: 204 required and provided; covered. Residential short term: 23 required and provided; at P1. Retail long term: 7 required; 10 provided; covered. Retail short term: 13 required and provided; at P1.	Site Plan # A2.1-A2.3 Other #
A0.2.2	Long-term bicycle parking location	Long-term parking in secure bicycle parking facility or purpose-built bicycle locker	Long term parking is distributed throughout P1 thru P4, 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, P154, 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