

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:

Date Received (yyyy-mm-dd):

Community Planner (First, Last Name): John Duncan

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

Gross Floor Area (m²): 3,454.4

Number of Storeys: 6

Number of Units: 77

Non Residential Gross Floor Area (m²): 171.5

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

The project consists of a 5-storey plus rooftop mechanical & amenity level mixed-use student focused housing building comprising a total of 77 units. The building contains retail uses & a residential lobby at grade. The roof of the 5th storey contains indoor & outdoor amenity spaces, along with a mechanical penthouse. Vehicular access to the loading & service area is located adjacent to the laneway, on the west side of the site. A sunken courtyard at the southeast corner has been provided.

Property and Applicant Information

Address of Subject Land (Street Number and Name): 17 St Andrew Street

Project Name: 17 St Andrew St

Applicant/Agent

Name (First, Last Name): David Huynh

Business Telephone Number: 416-947-9744

Business Email: dhuynh@bousfields.ca

Registered Owner (First, Last Name): Yanjun Zhang



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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 # Urban Transportation Report
*AQ 1.2	LEV and Sustainable Mobility	Dedicate parking spaces above the minimum required for low-emitting vehicles (LEV).	<input type="checkbox"/> TGS V3.0 statistics template. <input type="checkbox"/> Summary table includes number and location of LEV spaces.	Plan # N/A
*AQ 1.3	Electric Vehicle Infrastructure	Install EVSE for 20% of the parking spaces. Roughed-in conduits for the remaining spaces.	<input type="checkbox"/> TGS V3.0 statistics template. <input type="checkbox"/> Project parking statistics include number and location of EVSE spaces. <input type="checkbox"/> Notations indicate location of EVSE spaces and roughed-in spaces on parking plans.	Plan # N/A
*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. 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. <input checked="" type="checkbox"/>	Plan # A001/A099/A004
*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 # A004/A099

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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 # A004 / L100
*AQ 2.4	Shower & Change Facilities	Shower and change facilities in accordance with Zoning Bylaw 569-2013	<input type="checkbox"/> Notations indicate location and number of shower and change facilities.	Plan # N/A
AQ 3.1	Connectivity	Pedestrian walkways	<input type="checkbox"/> Notations on Plans and Drawings.	Plan #
AQ 3.2	Sidewalk Space	Minimum 2.1 meter pedestrian clearway	<input type="checkbox"/> Notations on Plans and Drawings.	Plan #
AQ 3.3	Weather Protection	Covered outdoor waiting areas	<input type="checkbox"/> Notations on Plans and Drawings.	Plan #
AQ 3.4	Pedestrian Lighting	Pedestrian-scale lighting	<input type="checkbox"/> Notations on Plans and Drawings.	Plan #
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 type="checkbox"/> TGS V3.0 statistics template. <input type="checkbox"/> Materials list includes SRI of high albedo paving <input type="checkbox"/> Notations indicate location of treated hardscape.	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
AQ 4.2	Green & Cool Roofs	<p>One of the following is provided (select all that apply):</p> <p><input type="checkbox"/> Green Roof required under the Green Roof By-Law</p> <p><input type="checkbox"/> Green roof for 50% of roof; Cool roof installed for 100% of roof;</p> <p><input type="checkbox"/> A combination of a green roof, and cool roof and solar panels for at least 75% of roof.</p>	<p><input type="checkbox"/> TGS V3.0 statistics template.</p> <p><input type="checkbox"/> Green Roof Statistics Template on roof plan.</p> <p><input type="checkbox"/> Notations include green roof locations identified on elevations and roof plans.</p> <p><input type="checkbox"/> Notations include SRI of cool roof on roof plan and location of solar panels.</p>	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	<p>Design the building to achieve 15% improvement above OBC, SB-10, Division 3 (2017); OR</p> <p>TEUI, TEDI and GHGI targets by building type. (required for Tier 2)</p>	<p><input type="checkbox"/> Energy (Modelling) Report and Energy Workbook prior to NOAC (if applicable)</p>	Plan #

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	<p><input checked="" type="checkbox"/> Notations on Plans and Drawings</p>	Plan # Will 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
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 type="checkbox"/> Plans (Landscape, Grading, Roof and Green Roof details etc.) consistent with Stormwater Report	Plan # SG-01 & SS-01
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 # SG-01 & SS-01, SWM Report
WQ 3.2	E. Coli Reduction	Control E. Coli directly entering Lake Ontario and waterfront areas	<input type="checkbox"/> Stormwater Report	Plan # Not required - subject site is not adjacent to Lake Ontario.
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 # L100, L200
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 # L100, L200

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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 #
EC 1.4	Watering Program	Watering program for trees.	<input type="checkbox"/> Notations on the Planting Plan include watering program methods and watering schedule.	Plan #
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 #
EC 3.2	Invasive Species	No invasive species planted	<input type="checkbox"/> Plant list includes common name and scientific name.	Plan #
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 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 #

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EC 4.2	Rooftop Vegetation	Glazing 4 m above rooftop vegetation is treated to reduce bird collisions.	<input type="checkbox"/> Notations include required treated area, type of treatment, density and colour of visual markers.	Plan #
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 type="checkbox"/> Notations indicate Dark Sky compliant fixtures.	Plan #

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