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 Toronto Green Standard and Specifications.

The Toronto Green Standard (TGS) is a two-tier set of performance measures, with supporting guidelines for new development. Its purpose is to promote sustainable site and building designs that address Toronto's urban environmental pressures: air quality, climate change and energy efficiency, water quality and efficiency, ecology and solid waste.

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 plans, drawings and reports that demonstrate compliance with the performance measures. Complete 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 Offices: ☐ North York District ☐ Toronto East York District ☐ Scarborough District ☐ Etobicoke York District

Date Received: Planner: Application No.:

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

Property and Applicant

Address of Subject Land (Street Number/Name): Merchant's Wharf and Bonnycastle Street

Applicant/Agent

Name: Salvatore Cavaretta Telephone: 416.736.2022 E-mail: scavaretta@hdet.com Registered Owner: Cetera Inc.

Proposal Description

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 attributes or performance measures)

The building includes 227 market (condo) units and 60 affordable housing units. This checkbrd 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, in-suite ventilation heat recovery, efficient heating and cooling equipment, efficient light fixtures coupled with occupancy sensors, regenerative elevators, and other strategies to ensure that it performs at least 25% more efficiently than 90.1 requirements. Low flow plumbing fixtures are selected for optimal water efficiency. Material 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 approved development application.
- Tier 2 performance measures are voluntary with higher performance levels. Achieving Tier 2 means that you are eligible to apply for a refund of development charges equivalent to 35% of the 2014 rate.

☐ **Check here if you intend to achieve Tier 2 of the Toronto Green Standard (complete pages 5-12).**

TORONTO

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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 **EXAMPLE**	Physical provision for future electric vehicle charging (residential) or dedicated priority parking spaces (non-residential) for parking above minimum requirement	A minimum of 100 automobile parking spaces are required under the Zoning Bylaw. 115 automobile parking spaces are provided for this development. Dedicated carpool parking is provided for 15 spaces.	Site Plan # A1-01 Underground Garage Plan # Other #
AQ 1.1	Low-Emitting Vehicle Spaces	Physical provision for future electric vehicle charging (residential) or dedicated priority parking spaces (non-residential) for parking above minimum requirement	Zoning bylaw requires 150 residential parking spaces. Provided: 227 residential parking spaces. Provided: 227 residential and 30 commercial spaces. 12 car charging stations will be provided, along with provisions for future EV charging at 57 spaces.	Site Plan # Underground Garage Plan # Other # A2.1-A2.3
AQ 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, 15 provided, covered. Retail short term: 15 required and provided, at P1.	Site Plan # Underground Garage Plan # Other # A2.1-A2.4
AQ 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: 24 Condo and 15 Retail P2: 50 Condo P3: 50 Condo P4: 34 Condo	Site Plan # Underground Garage Plan # Other # 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. 23 Condo and 8 Retail. Additional bike rings are located at grade along Merchant's Wharf, just outside the project boundary.	Site Plan # L201 Underground Garage Plan # Other # 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 # Other # A2.4

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TORONTO GREEN STANDARD VERSION 2.0 – CHECKLIST

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Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
AQ 3.1	Connectivity	Safe, accessible pedestrian routes that connect with off-site pedestrian networks and priority destinations	Building is connected to waterfront promenade, and pedestrian paths leading to off-site pedestrian networks, transit stops, Queens Quay, and parks. Shown on Masterplan drawing.	Floor Plan # Other # A1.3
AQ 3.2	Sidewalk space	Pedestrian clearway at least 2.1 m wide to accommodate pedestrian flow	Pedestrian walkways are 2.4 m wide. Shown on Masterplan drawing.	Site Plan # Landscape Plan # Other # A1.3
AQ 3.3	Weather protection	Covered outdoor waiting areas	All entrances to lobbies have covered areas where residents may wait while being protected from environmental factors.	Site Plan # Other # A2.3
AQ 3.4	Pedestrian specific lighting	Pedestrian scale lighting	All lighting for the pedestrian realm will be a combination of building-mounted wall sconces and street lights. All lighting fixtures will be cut-off, directed downwards to minimize light pollution.	Site Plan # Building Cross-section# Other #
AQ 4.1	Urban Heat Island Reduction: At Grade	One of the following is provided: ☐ High-albedo surface materials **OR** ☐ Open grid pavement **OR** ☐ Shade within 5 years of construction **OR** ☐ Shade from structures covered by solar panels **OR** ☐ Combination of above options Place 50% required parking spaces under cover (non-residential option only)	100% of parking will be in underground parking garage. The specified paver has an SRI of 23.4. Prior to the start of the project, it was approved for the entire Bayside development to provide a consistent appearance throughout, and has already been installed along Merchant's Wharf. Product selection is outside the scope of this design team.	Landscape Plan # Other # A2.1 - A2.2

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TORONTO GREEN STANDARD VERSION 2.0 – CHECKLIST

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Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
AQ 5.1	Green & cool roofs	Choose the applicable category: ☐ Green roof By-law applies **OR** ☐ Green roof by-law does not apply **OR** ☐ City-owned buildings and all Agencies, Boards, Commissions and Corporations (ABCCs)	>20,000 m² GFA, therefore 60% green roof coverage required. 1,000 m² roof area is exempt. ...total available roof: less amenity terraces, private terraces, and area designated for renewable energy: 1706 m² ...green roof required: 1023 m² ...green roof provided: 1120 m²	Site Plan # Roof Plan # Other # A2.4-2.9

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
GHG 1.1	Energy efficiency	Design building(s) to achieve at least 15% energy efficiency improvement over the current Ontario Building Code	Building is designed to exceed 25% energy efficiency improvement over 90.1	☐ Design Development Stage Energy Report **OR** ☐ Small Buildings Checklist
GHG 1.2	On-site renewable energy	City-owned buildings and all ABCCs: Install renewable energy devices	N/A	☐ Feasibility study

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TORONTO GREEN STANDARD VERSION 2.0 – CHECKLIST

For New Mid to High Rise Residential and all New Non-Residential Development
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TIER 1: WATER QUALITY, QUANTITY AND EFFICIENCY

Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
WQ 1.1	Erosion & sediment control	Adherence to *Erosion and Sediment Control Guidelines for Urban Construction*	ESC plan includes sediment control fence, catch basin sediment barriers, the construction vehicle mud mat, and any internal direction swales required to force drainage to control points.	Site Grading Plan # Other #
WQ 2.1	Stormwater balance	Stormwater retained on-site to the same level of annual volume allowable under pre-development conditions	Quantity of stormwater runoff will not exceed pre-development conditions. Requirements will be satisfied through provision of stormwater management report, which will retain 15 mm of runoff. Full details are provided in SWM report.	☑ Stormwater Management Report Site Grading Plan # Other #
WQ 2.2	Stormwater retention & reuse	One of the following is provided: ☑ The first 5mm from each rainfall retained on site **OR** ☐ Maximum allowable annual runoff volume is 10 m³/ha/day (for the total evening annual rainfall depth)	Runoff from a 15mm storm event will be captured from its elevated impervious areas, and re-used on-site through evapotranspiration, and rainwater harvesting methods. All irrigation requirements will be met with harvested rainwater.	☑ Stormwater Management Report Site Grading Plan # Other #
WQ 3.1	Total suspended solids (TSS)	Remove 80% of total suspended solids based on the post-development level of imperviousness	An 'oil-soft' from soil will be from elevated, non-vehicle surfaces and will be treated through bioretention. Treatment train will treat 10 mm of runoff will provide water quality improvements (as per first flush theory). Bayside OOS (and future BWQF extension) will provide additional off-site treatment.	☑ Stormwater Management Report Site Grading Plan # Other #
WQ 3.2	E. Coli reduction	Control the amount of E. Coli directly entering Lake Ontario and waterfront areas	This requirement is serviced by the existing UV treatment facility, plant already constructed in Bherbourne Common, and supplemented further by the future BWQF extension at 460 Front St. Bayside OOS (and future BWQF extension) for treatment as part of the Bayside development.	☑ Stormwater Management Report Site Grading Plan # Other #
WQ 4.1	Drought-tolerant landscapes	Water efficient plant material provided for at least 50% of landscaped site area	Xeriofor green roof (xe-equivalent), planted with a variety of sedums, will be used for the majority of the green roof area. Much of the remaining landscape will use native and adaptive species.	Landscape Plan # L401-3 Other #

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TORONTO GREEN STANDARD VERSION 2.0 – CHECKLIST

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TIER 1: ECOLOGY

Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
EC 1.1	Tree protection	Adherence to the Tree Protection Policy and Specifications for Construction Near Trees	No trees are large enough to be considered protected.	☑ Arborist Report Site Plan # Landscape Plan # Tree Preservation Plan # Other #
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 onsite.	☑ Arborist Report Site Plan # Landscape Plan # Tree Preservation Plan # Other #
EC 1.3	Ravine protection	Within the Ravine Protected Area, protect and retain trees of all diameters	Not applicable to site.	☑ Arborist Report Site Plan # Landscape Plan # Tree Preservation Plan # Other #
EC 1.4	Street tree retention	Protect and retain all trees adjacent to City of Toronto streets and roadways 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.	☐ Arborist Report Site Plan # Landscape Plan # Tree Preservation Plan # Other #
EC 2.1	Tree planting	Tree canopy cover distributed across site area and public boulevard	Edgewater streetscape design is not yet finalized and is being done by a different design team. Trees will be included in the design, if feasible.	Landscape Plan # Other #
EC 2.2	Soil volumes	Provide 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 site.	Landscape Plan # L301,302 Other #

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TORONTO GREEN STANDARD VERSION 2.0 – CHECKLIST

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Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
EC 2.3	Trees along street frontages	Plant large shade trees along all street frontages	Plant large shade trees along all street frontages Edgewater streetscape design is not yet finalized. Final design will meet requirements. (Trees have recently already been planted along Merchant's Wharf.)	Landscape Plan # Other #
EC 2.4	Trees in parking lots	Plant shade trees throughout the parking lot interior	N/A. There is no surface parking.	☐ Arborist Report Landscape Plan # Other #
EC 2.5	Watering program	Provide a watering program for trees for at least the first 2 years after planting	Irrigation program will be in place for the first two years after planting. Trees will be irrigated with harvested rainwater via permanent irrigation system.	☐ Arborist Report Landscape Plan # Other #
EC 3.1	Biodiversity in landscapes	Plant landscaped site area using a minimum of 50% native species	100% of plants selected are drought tolerant. Sedums used in green roof are not native to Ontario, but are drought tolerant and do not require irrigation or intervention.	☐ Arborist Report Landscape Plan # Other #
EC 3.2	Ravines and natural areas buffers	Where a setback from top of bank is required, plant landscaped area of the setback with native species	N/A. No ravine adjacent to site.	Landscape Plan # Other #
EC 3.3	Invasive species	No invasive species on properties along streets abutting ravines and natural areas	No invasive species will be planted.	Landscape Plan # Other #

TORONTO GREEN STANDARD VERSION 2.0 – CHECKLIST

For New Mid to High Rise Residential and all New Non-Residential Development
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Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
EC 4.1	Bird-friendly glazing	Treat a minimum of 85% of the glazing located within the first 12m of the building above grade, using a combination of the following strategies: ☑ Low reflectance, opaque materials ☑ Visual markers ☑ Muted reflections For City-owned and all Agencies, Boards, Commissions and Corporations: Treat all exterior glazing within 16 m of the building above grade as per EC 4.1. Visual markers must have maximum spacing of 50 mm x 50 mm.	A combination of fritted glass, muted reflections, and opaque materials (low reflectance spandrel) will be used to treat 85% of the area within 4m vertically and 2.5m horizontally of the negotiated hard area at levels 2, 7, 11 and PH2. 100% of the east facade within first 12m will be treated. All fly-through corner conditions will be treated.	Landscape Plan # Other # Elevation Plans # A4.1 A4.2
EC 4.2	Rooftop vegetation	Treat the first 4 m of glazing above the feature	A combination of fritted glass, muted reflections, and opaque materials (low reflectance spandrel) will be used to treat 85% of the area within 4m vertically and 2.5m horizontally of the negotiated hard area at levels 2, 7, 11 and PH2.	Landscape Plan # Other #
EC 4.3	Grate porosity	Ensure ground level grates have a minimum of 50 mm x 50 mm (up 40 mm x 10 mm)	As noted on Architectural drawings, wire mesh with a porosity of 20m x 20m will be included on any ground-level ventilation grates.	Landscape Plan # Other # A1.4
EC 5.1	Exterior lighting	Shield all exterior light fixtures	Cut-off fixtures will be specified to minimize light trespass. There are no uplighting or unshielded fixtures within project scope.	Site Plan# Landscape Plan # Building Elevation # Other#

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TORONTO GREEN STANDARD VERSION 2.0 – CHECKLIST

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TIER 1: SOLID WASTE

Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
SW 1.1	Waste collection & sorting	Residential: Provide a waste sorting system	A to sorter will be provided for garbage and compose, with a separate chute provided for recycling at 2 locations within the corridor (east and west). A trasorter will be provided for affordable housing.	Floor Plan # Other # A2.-A-A2.8
SW 1.2	Waste storage spaces	Residential: Provide easily accessible waste storage room	Condo: 71 sq.m. of storage space is required. 160.9 sq.m. are provided. Affordable: 36 sq.m. of storage space is required. 78 sq.m. are provided.	Site Plan # Underground Garage Plan # Floor Plan # A2.4 Other #
SW 1.3	Bulky waste	Residential: Provide a minimum of 10 m² for bulky items and additional diversion programs	15 sq.m. of storage space is provided for bulky waste and household hazardous waste materials on the ground floor. Combined area of market and affordable bulky waste rooms exceeds 10 sq.m.	Site Plan # Underground Garage Plan # Floor Plan # A2.4 Other #

TORONTO GREEN STANDARD VERSION 2.0 – CHECKLIST

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Tier 2 is the voluntary, enhanced performance level. Site plan applications received on or after May 1, 2009 that meet both Tier 1 and 2 of the Toronto Green Standard are eligible to apply for a potential refund of development charges equivalent to 35% of the 2014 rate. Completion of Tier 2 involves meeting all of the performance measures identified below as **CORE** and selecting three performance measures identified as **OPTIONAL**. Indicate where Tier 2 performance measures will be documented in the right hand columns of the checklist.

Tier 2 is verified during the construction stage by third party evaluators registered with the City. The detailed eligibility criteria, application and verification procedures are found at www.toronto.ca/development

TIER 2: CORE

Section	Development Feature	Tier 2 Voluntary Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
AQ 4.2	Enhanced Urban Non-roof landscape	Treat 75% of the site's non-roof landscape	The specified paver has an SRI of 23.4. Prior to the start of this project, it was approved for the entire Bayside development to provide a consistent appearance throughout, and has already been installed along Merchant's Wharf. Product selection is outside the scope of this design team.	Landscape Plan # Other # ☐ Declaration template
GHG 1.3	Enhanced energy efficiency	Design and construct the building(s) to achieve at least 25% energy efficiency improvement over the current Ontario Building Code	Building is designed to achieve at least 25% energy efficiency improvement over 90.1	☐ As Constructed Energy Model Report **OR** ☐ Small Buildings Checklist
GHG 2.1	Building Commissioning	Commission the project using best practice commissioning	A Commissioning Authority has been appointed. Requirements will be met.	☐ Declaration template
WQ 4.2	Water Efficient Fixtures	Reduce potable water consumption by at least 30% using efficient water fixtures and appliances	Potable water use reduction target is 45% (as per LEED 2009 methodology) and Energy Star appliances will be used. Requirements will be met.	☐ Declaration template

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Section	Development Feature	Tier 2 Voluntary Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
WQ 4.3	Irrigation	Reduce potable water use for irrigation by 50%	All irrigation requirements, including tree wells adjacent to the site, will be met with harvested rainwater.	Landscape Plan # Roof Plan # Other # ☐ Declaration template
EC 5.2	Enhanced Lighting	Direct rooftop architectural illumination downward and turn off between the hours of 11 p.m. and 5 a.m. during migratory bird seasons	Rooftop illumination will be directed downward. BAS will be programed to turn lights off overnight during migratory bird seasons.	Roof Plan # Lighting Plan # Other #
EC 5.3	Lighting Controls	Install an automatic device that reduces the outward spillage of internal light by one of the following: ☑ Reducing the input power to lighting fixtures ☐ Shielding all openings in the building envelope	Lobbies, amenity spaces, and retail will be equipped with timers to switch off or reduce lighting by 50% between 11pm and 6am, as appropriate for the space type. Manual override will be set to 30 minutes or controlled via vacancy sensors.	☐ Declaration template

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TIER 2: OPTIONAL (SELECT 3)

Section	Development Feature	Tier 2 Voluntary Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
AQ 1.2	Enhanced LEV spaces	Electrical provision for future electric vehicle charging		☐ Declaration template
AQ 2.5	Enhanced Bicycle parking rates	Provide enhanced bicycle parking rates		Site Plan # Underground Garage Plan # Other #
AQ 2.6	Bike share	Provide public bike share location at-grade		Site Plan # Other #
GHG 1.4	On-site renewable energy	Design and install on-site renewable energy systems		☐ Declaration template ☐ As-constructed Energy Model Report
GHG 2.2	Meters	Install thermal energy meters	Thermal meters will be installed to submeter heating and cooling energy used by fan coils.	☐ Declaration template
WQ 2.3	Enhanced stormwater retention & reuse	Provide enhanced stormwater retention and reuse		☐ Declaration template

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TORONTO GREEN STANDARD VERSION 2.0 – CHECKLIST

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Section	Development Feature	Tier 2 Voluntary Performance Measure Summary	Description (How is this performance measure being met?)	Reference the Plans, Drawings or Reports
DW 1.5	Enhanced waste storage space	One of the following is provided (Residential): ☐ separated kitchen cabinet space for collection of three waste streams ☐ dedicated area(s) within the building for collection and storage of recycling and organics		Floor Plan # Other #
DW 1.6	Household hazardous waste	Provide a dedicated collection area on room	A dedicated area within the waste storage room will be designated for the collection of used batteries, fluorescent light bulbs, and other household hazardous waste.	Floor Plan # Other #
DW 2.1	Building reuse	Maintain at least 50% of the existing building structure and envelope		☐ Declaration template
DW 3.1	Construction waste	Recycle at least 75% of non-hazardous construction and demolition debris	A waste diversion rate of at least 75% will be specified.	☐ Declaration template
DW 4.1	Recycled content	Ensure that at least 20% construction materials comprise recycled content	Recycled content target for the project is 20%.	☐ Declaration template
DW 5.1	Regional materials	Ensure at least 20% of the building materials are sourced, extracted, and/or processed within 800 km of the final manufacturing site	Regional content target for the project is 20%.	☐ Declaration template

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TGS Checklist - Condo 2
A1-05

Contractor Must Check And Verify All Dimensions On The Job.

Do Not Scale The Drawings.

All Drawings, Specifications And Related Documents Are The Copyright Of The Architect And Must Be Returned Upon Request.

Reproduction Of Drawings, Specifications And Related Documents In Part Or Whole Is Forbidden Without The Architects Written Permission.

The Drawing Is Not To Be Used For Construction Until Signed By The Architect.

Date: November 4, 2016

CARLO ALBERTO CAVARETTA 100161809 FORMERLY OF ONTARIO

SEAL MUST BE SIGNED TO BE VALID

Construction

KIRKOR ARCHITECTS + PLANNERS
20 Martin Ross Avenue, Toronto, Ontario, M3J 2K8
TW 416 665-6062 FX 416 665-7234, www.kirkorarchitects.com

No.:	Revision	Date
4.	Construction	Nov. 4, 2016
3.	Roofing Tender	Feb. 8, 2016
2.	Tender	Oct. 15, 2015
1.	Waterfront Toronto Review	May 1, 2015

No.	Issued For	Date

AQUAVISTA
AT BAYSIDE TORONTO

Drawing Title
TGS Template & TGS Checklist - Condo

Project
Hines TRIDEL
AQUAVISTA
Block 3 - R3 & R4
263 Queens Quay East
Toronto, ON

Scale
Statistics

Drawn By: C.L.
Checked By: C.A.
Project No.: 13148
Date: November 4, 2016
Drawing No.: A1-05

Toronto Green Standard Version 2.0 Statistics Template

For New Mid to High-Rise Residential and All Non-Residential Development

TORONTO City Planning Division

The Toronto Green Standard StatisticsTemplate is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application. Complete **General Project Description and Section 1** for Zoning Bylaw Amendment applications. Complete **General Project Description, Section 1 and Section 2** for Site Plan Control applications. Refer to the full Toronto Green Standard for Mid to High-Rise Residential and All Non-Residential Development for the complete set of standards and detailed specifications. (www.toronto.ca/greenstandard)

Toronto Green Standard Statistics

General Project Description	Proposed
Total Gross Floor Area	27,565
Breakdown of project components:	
Residential	24,347
Commercial	3,112
Industrial	106
Institutional/other	
Total number residential units (residential only)	227

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	%
Number of parking spaces		207 Condo + 90 Retail	
Number of parking spaces with physical provision for future EV charging (residential)	57	57	
Number of parking spaces dedicated for priority parking (institutional/commercial)	5	5 Condo + 2 Retail	
Cycling Infrastructure	**Required**	**Proposed**	**%**
Number of long-term bicycle parking spaces (residential)	204	204	
Number of long-term bicycle parking spaces (all other uses)	7	15	
Number of long-term bicycle parking (residential and all other uses) located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground (also indicate % of net area of level occupied by bicycle parking)	31	39	
d) second level below-ground (also indicate % of net area of level occupied by bicycle parking)	62	62	
e) other levels below-ground (also indicate % of net area of level occupied by bicycle parking)	118	118	
Number of short-term bicycle parking spaces (residential only)	23	23	
Number of short-term bicycle parking spaces (all other uses)	13	13	
Number of short-term bicycle parking spaces (residential and all other uses) at grade or on first level below grade	31	31	
Number of male shower and change facilities (non-residential only)	1	1	
Number of female shower and change facilities (non-residential only)	1	1	
Storage and Collection of Recycling and Organic Waste	**Required**	**Proposed**	**%**
Waste storage room area (residential only) (m²)	71	160.9	

Section 2: For Site Plan Control Applications

Urban Heat Island Reduction: At Grade	Required	Proposed	%
Total non-roof landscape area (m²)		1901	
Total non-roof landscape area treated for Urban Heat Island (**minimum 50%**) (m²) and (%)	950.5	TBD	
Percentage of non-roof landscape treated with:			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			
d) shade from structures covered by solar panels			
Number of surface car parking spaces		0	
Percentage of parking spaces under cover (non-residential only)			
Urban Heat Island Reduction: Roof	**Required**	**Proposed**	**%**
Available Roof Space (m²)		1706	
Available Roof Space provided as Green Roof (m²) and (%)	1023	1120	65.7
Available Roof Space provided as Cool Roof (m²) and (%)	0	0	0
Water Efficiency	**Required**	**Proposed**	**%**
Total landscaped site area (m²)		TBD	
Landscaped site area planted with drought-tolerant plants (**minimum 50%**) (m²) and (%)			
Urban Forest : Increase Tree Canopy	**Required**	**Proposed**	**%**
Total site area (m²)		1901	
Total number of trees planted (**site area x 40% ÷ 66**)	12	16	
Number of surface parking spaces		0	
Number of interior shade trees in surface parking area (**minimum 1 tree for 5 parking spaces**)		0	
Natural Heritage: Site	**Required**	**Proposed**	**%**
Total number of species planted		25	
Total number of native species planted and % of total species planted (**minimum 50%**)	12.5	5	20
Bird Friendly Glazing			**%**
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)		4156.57	
Total area of treated glazing (m2) and % of total area of glazing within 12m above grade)	3533	3890.13	94
Percentage of glazing treated with: (**minimum 85%**)			
a) Low reflectance opaque materials		2972	
b) Visual markers		917.9	
c) Shading			
Storage and Collection of Recycling and Organic Waste	**Required**	**Proposed**	**%**
Waste storage area for bulky items and other (residential only)	10	8.5	

TGS Template - Condo 1
A1-05