

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 two-tier set of performance measures, with supporting guidelines for new development. Its purpose is to promote sustainable site and building design and address Toronto's urban environmental priorities, its quality climate change and energy efficiency, water quality and efficiency, ecology and land 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 performance measures. Complete the Checklist in conjunction with the appropriate Standard that applies to the development type, including the Specifications, Definitions and Reference column that provides more information on how to comply. The Checklist is completed by the project architect or planning consultant and is submitted by the Project Lead 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

Date Received: _____

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

Property and Applicant

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

Applicant Agent:

Name: **Sidhartha Chavarría** Telephone: **416.736.2102** E-mail: **sidhartha@grindl.com** Registered Owner: **Deltara Inc.**

Proposed Description

Gross Floor Area: **6,687 sq.m** Number of Storeys: **23**

Project Information (include a narrative of your project highlighting green attributes or performance measures).

The building includes 227 mixed control units and 50 affordable housing units. This checklist is for the affordable house portion, which is pursuing TGS Tier 1 and LEED Gold certification. Energy efficiency measures include a high performance envelope, a suite ventilation heat recovery, efficient heating and cooling equipment, efficient light fixtures coupled with occupancy sensors, separate elevators, and other strategies to ensure TIER 1 performs at least 15% more efficiently than SB-50 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 optional. Acknowledging Tier 2 measures that you are eligible to apply for is optional if development charges equivalent to 20% of the 2014 rates.

☐ Check here if you intend to achieve Tier 2 of the Toronto Green Standard (complete pages 3-12).



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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
AQ.1.1	Green Vehicle Spaces	Physical provision for future electric vehicle charging (residential) or dedicated parking spaces (residential) or dedicated parking spaces (non-residential) for parking above minimum requirement.	A minimum of 40 automobile parking spaces are required under the Zoning Bylaw. EXAMPLE 115 automobile parking spaces are provided for this development. Dedicated car charging is provided for 15 spaces.	Site Plan # A1-1 Underground Garage Plan # Other #
AQ.1.1	Low Emitting Vehicle Spaces	Physical provision for future electric vehicle charging (residential) or dedicated parking spaces (residential) or dedicated parking spaces (non-residential) for parking above minimum requirement.	115 automobile parking spaces are provided for this development. Dedicated car charging is provided for 15 spaces.	Site Plan # Underground Garage Plan # A2.2 Other #
AQ.2.1	Bicycle Parking Rates	Minimum bicycle parking rates	Residential long term 72 covered Residential short term 8 covered	Site Plan # Underground Garage Plan # A2.2 Other #
AQ.2.2	Long-term bicycle parking location	Long-term bicycle parking in secure bicycle parking facility or purpose built bicycle locker	72 bicycle parking spaces are located at P2, accessible by elevator.	Site Plan # Underground Garage Plan # A2.2 Other #
AQ.2.3	Short-term bicycle parking location	Short-term bicycle parking in a highly visible and publicly accessible location	8 visitor bicycle parking spaces are located at P2, accessible by elevator.	Site Plan # Underground Garage Plan # A2.2 Other #
AQ.2.4	Shower & change facilities (non-residential only)	Shower and change facilities	N/A	Site Plan # Other #

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Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference to Plans, Drawings or Reports
AQ.3.1	Connectivity	Safe, accessible pedestrian routes that connect with other pedestrian networks and priority destinations	Building is connected to waterfront promenade, and pedestrian paths leading to off-site pedestrian networks, transit stops, Queen's Quay, and parks.	Floor Plan # Other # A1.3
AQ.3.2	Sidewalk space	Protection driveway of level 2.1 m wide to accommodate pedestrian flow	Shown on Masterplan drawing	Site Plan # Landscape Plan # Other # A1.3
AQ.3.3	Weather protection	Covered outdoor seating areas	Entrance to lobby has covered area 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 Drawings and Other #
AQ.4.1	Urban Heat Island Reduction: Air Grade	One of the following is provided: a) High-albedo surface materials OR b) Open grid pavement OR c) Shaded walkways or structures OR d) Shaded walkways or structures OR e) Combination of above options Provide 80% required parking spaces under cover (non-residential option only).	100% of parking will be in underground parking garage. The specified green roof is 30% of total. Plus 10% of the roof area is reserved for the entire building 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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Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference to Plans, Drawings or Reports
AQ.5.1	Green roof and walls	Green roof and walls	>20,000 m ² of green roof, including 10% green roof coverage required. 65% green roof is provided. With available roof, low energy terraces, private terraces, and areas designated for renewable energy. 17000 m ² green roof required. 10200 m ² green roof provided. 11200 m ² green roof provided.	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 to Plans, Drawings or Reports
GHE.1.1	Energy efficiency	Design building to achieve at least 15% energy efficiency improvement over the current Ontario Building Code	Building is designed to exceed 10% energy efficiency improvement over SB-50.	☒ Design Development Stage Energy Report ☐ Small Buildings Checklist
GHE.1.2	On-site renewable	City-owned buildings and all ABCOs: install renewable energy devices	N/A	☐ Feasibility study

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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 to Plans, Drawings or Reports
WC.1.1	Stormwater management	Adherence to Council and Sub-committee Guidelines for Urban Construction	CCC plan includes sediment control fence, catch basin sediment tank, and sediment control fence. The construction vehicle must not, and any other direction required to be taken during the construction period.	Site Overlay Plan # Other #
WC.2.1	Stormwater retention & reuse	Stormwater retained on-site will not exceed pre-development conditions. The specified green roof is 30% of total. Plus 10% of the roof area is reserved for the entire building 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.	Quantity of stormwater runoff will not exceed pre-development conditions. The specified green roof is 30% of total. Plus 10% of the roof area is reserved for the entire building 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.	Stormwater Management Report Site Overlay Plan # Other #
WC.2.2	Stormwater retention & reuse	One of the following is provided: a) The specified green roof is 30% of total. Plus 10% of the roof area is reserved for the entire building 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. b) Maximum allowable annual runoff volume is no more than 50% of the total average annual rainfall depth.	One of the following is provided: a) The specified green roof is 30% of total. Plus 10% of the roof area is reserved for the entire building 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. b) Maximum allowable annual runoff volume is no more than 50% of the total average annual rainfall depth.	Stormwater Management Report Site Overlay Plan # Other #
WC.3.1	Total suspended solids (TSS)	Remove 80% of total suspended solids based on the pre-development level of maintenance.	All runoff from site will be from elevated, non-vehicular surfaces and can be considered clean for quality purposes. Capture of at least 10 mm of rainfall will provide water quality improvements (as per first flush theory). Bylaws OCSB and future SWQF elements will provide additional effluent treatment.	Stormwater Management Report Site Overlay Plan # Other #
WC.3.2	E Coli reduction	Control the amount of E. Coli directly entering Lake Ontario and water bodies.	This requirement is satisfied by the existing UV treatment facility, plant already combined in Stormwater Commission, and supplemented further by the future SWQF extension at 400 Lake Shore Blvd. E. There is no requirement for treatment for the site's development.	Stormwater Management Report Site Overlay Plan # Other #
WC.4.1	Drought tolerant landscaping	Water efficient plant material provided at least 50% of landscaped site area.	Shade trees and drought tolerant plants will be used in the majority of the green roof area. Most of the remaining landscape will use native and selective species.	Landscape Plan # L413 Other #

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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 to Plans, Drawings or Reports
EC.1.1	Tree protection	Adherence to the Tree Protection Policy and Specifications for Construction	No trees are large enough to be considered protected.	Arborist Report Site Plan # Landscape Plan # Tree Preservation Plan # Other #
EC.1.2	Preparation of mature trees	Protect and retain all trees that are 30 cm or more DBH from any tree removal.	There are no trees over 30cm in diameter on-site.	Arborist Report Site Plan # Landscape Plan # Tree Preservation Plan # Other #
EC.1.3	Reverse protection	Within the Reverse Protected Area, protect and retain a row 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-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	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.	Landscape Plan # Other #
EC.2.2	Soil volumes	Provide all trees planted with a minimum volume of 20 m ³ of high quality soil per tree	Required soil volumes will be provided for street trees adjacent to site.	Landscape Plan # L301, L302 Other #

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Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference to Plans, Drawings or Reports
EC.2.3	Tree along street frontages	Plant large shade trees along all street frontages	Edge/water streetscape design is not yet finalized. Trees will be included in the design, if feasible. (Check surface already been planted along Merchant's Wharf)	Arborist Report Site Plan # Landscape Plan # Other #
EC.2.4	Trees in parking lots	Plant shade trees throughout the parking lot at least	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.	Planting program will be in place for the first two years after planting. Trees will be watered for at least 2 years after planting. (Check surface already been planted along Merchant's Wharf)	Arborist Report Landscape Plan # Other #
EC.3.1	Biodiversity in landscapes	Plant landscaped site area using a minimum of 50% native species	50% 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 # L413 Other # A2.9
EC.3.2	Native and natural areas	Where a setback from top of bank is required, plant landscaped area of the setback with native species	N/A. No native adjacent to site.	Arborist Report Landscape Plan # Other #
EC.3.3	Invasive species	No invasive species on properties abutting street, including mature trees	No invasive species will be planted.	Landscape Plan # Other #

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Section	Development Feature	Tier 1 Required Performance Measure Summary	Description (How is this performance measure being met?)	Reference to Plans, Drawings or Reports
EC.4.1	Earth friendly planting	Total a minimum of 65% of all plantings will be native to the site of the building above grade, using a combination of the following strategies: a) Low reflection, opaque materials b) Low reflection, opaque materials c) Mixed reflections	A combination of fitted glass, muted reflections, and opaque materials will be used to achieve 65% treated area within first 12m of the building. 100% of the east facade within first 12m will be treated with through-courtyard conditions will be treated.	Landscape Plan # Other # Landscape Plan # A1.1 Other # A2.2
EC.4.2	Roof-top vegetation	Plant the first 4 m of glazing above the facade	Amenity space at 13th floor will have fitted glass.	Landscape Plan # Other #
EC.4.3	Grate permeability	Ensure ground-level grates have a permeability of less than 30 mm x 30 mm (or 40 mm x 30 mm)	As noted on Architectural drawings, grate mesh with a permeability of less than 30 mm x 30 mm (or 40 mm x 30 mm)	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.	Site Plan # Landscape Plan # Building Developer # Other #

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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 to Plans, Drawings or Reports
SW.1.1	Waste collection & sorting system	Residential: Provide a waste sorting system	A number will be provided, with access from each residential floor.	Site Plan # A2.5, A2.6 Other #
SW.1.2	Waste storage spaces	Residential: Provide easily accessible waste storage room	38 sq.m of storage space is required. 69 sq.m are provided.	Site Plan # Underground Garage Plan # Other #
SW.1.3	Bulky waste	Residential: Provide a minimum of 10 m ² of storage space for bulky waste and other items.	6 sq.m of storage space is provided for bulky waste and other items. Combined area of storage and accessible bulky waste room exceeds 10 sq.m.	Site Plan # Underground Garage Plan # Other #

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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 qualify for enhanced relief of development charges equivalent to 20% of the 2014 rates. Completion of Tier 2 measures meeting all of the performance measures identified below as CORE and selecting three performance measures identified as OPTIONAL indicates where Tier 2 performance measures will be documented in the right hand column of the checklist.

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

TIER 2: CORE

Section	Development Feature	Tier 2 Voluntary Performance Measure Summary	Description (How is this performance measure being met?)	Reference to Plans, Drawings or Reports
AD.4.2	Enhanced ULEV, Non-road traffic	Test 75% of the site's on-road traffic		Landscape Plan # Other # Declaration template
GHE.1.3	Enhanced energy efficiency	Design and construct the building to achieve at least 20% energy efficiency improvement over the current Ontario Building Code	a) As Constructed Energy Model Report b) As Constructed Energy Model Report c) Small Buildings Checklist	Floor Plan # Other #
GHE.2.1	Building Commissioning	Commission the project using best practice commissioning		Declaration template
WC.4.2	Water Efficient Fixtures	Reduce potable water consumption fixtures and appliances		Declaration template

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Section	Development Feature	Tier 2 Voluntary Performance Measure Summary	Description (How is this performance measure being met?)	Reference to Plans, Drawings or Reports
WC.1.3	Irrigation	Reduce potable water use for irrigation by 50%		Landscape Plan # Roof Plan # Other # Declaration template
EC.5.2	Enhanced Lighting	Direct outdoor architectural illumination downward and turn off between the hours of 11 p.m. and 5 a.m. during migratory bird seasons		Declaration template
EC.5.3	Lighting Controls	Install an automatic device that reduces the external spillage of internal lighting in the following: a) Reducing the input power to lighting fixtures b) Shutting off openings in the building envelope		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 to Plans, Drawings or Reports
AD.1.2	Enhanced LEV spaces	Electrical provision for future electric vehicle charging		Declaration template
AD.2.3	Enhanced Bicycle parking rates	Provide enhanced bicycle parking rates		Site Plan # Underground Garage Plan # Other #
AD.2.8	Bike share	Provide public bike share location at-grade		Site Plan # Other #
GHE.1.4	On-site renewable energy	Design and install on-site renewable energy systems		Declaration template As Constructed Energy Model Report
GHE.2.2	Meters	Install thermal energy meters		Declaration template
WC.2.3	Enhanced stormwater retention & reuse	Provide enhanced stormwater retention and reuse		Declaration template

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Section	Development Feature	Tier 2 Voluntary Performance Measure Summary	Description (How is this performance measure being met?)	Reference to Plans, Drawings or Reports
EC.1.5	Enhanced trees in parking lots	Plant at least 10 trees in surface parking areas		Site Plan # Landscape Plan # Other #
EC.2.2	Enhanced tree planting	Provide additional tree planting beyond the development site and the adjacent public boulevard		Site Plan # Landscape Plan # Other #
EC.3.4	Enhanced Landscaping	Restore or protect a minimum 50% of the site area or 20% of the total site area with native or drought-tolerant vegetation		Site Plan # Landscape Plan # Other #
EC.4.4	Enhanced fenestration glazing	Use a combination of the following to achieve at least 50% of fenestration glazing within the first 12 m of the building: a) Low reflectance, opaque materials b) Visual markers c) Low reflectance, opaque materials d) Visual markers		Landscape Plan # Elevation Plans # Other #
EC.4.5	Opaque building materials	Provide at least 50% of the exterior surface of the building is non-reflective opaque materials		Building Developer # Building Developer # Other #
SW.1.4	Enhanced waste collection & sorting	Provide three separate chutes for collection of wet, dry, and three waste streams on all floors (Residential)		Floor Plan # Other #

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Section	Development Feature	Tier 2 Voluntary Performance Measure Summary	Description (How is this performance measure being met?)	Reference to Plans, Drawings or Reports
SW.1.5	Enhanced waste storage space	One of the following is provided: a) Separated refuse collection space for collection of three waste streams b) Dedicated area within the building for collection and storage of recycling and organic waste		Floor Plan # Other #
SW.1.6	Household hazardous waste	Provide a dedicated collection area or room		Floor Plan # Other #
SW.2.1	Building waste	Minimize at least 50% of the existing building structure and envelope		Declaration template
SW.3.1	Construction waste	Recycle at least 75% of non-hazardous construction and demolition debris		Declaration template
SW.4.1	Recycled content	Ensure that at least 30% construction materials comprise recycled content		Declaration template
SW.5.1	Regional materials	Ensure at least 20% of the building materials or products have been extracted, harvested, processed or manufactured within 100 km of the manufacturing site		Declaration template

Toronto Green Standard Version 2.0 Statistics Template

For New Mid to High-Rise Residential and All Non-Residential Development
The Toronto Green Standard Statistics Template 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/greendevlopment)

Toronto Green Standard Statistics	
General Project Description	
Total Gross Floor Area	6,687
Breakdown of project components:	
Residential	6,687
Industrial	
Commercial	
Public/Institutional	
Total number residential units (residential only)	80

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

Automobile Infrastructure	Required	Proposed	%
Number of parking spaces	64	45	
Number of parking spaces with physical provision for future EV charging (residential)	0	2	
Number of parking spaces dedicated for priority parking (institutional/commercial)	0	4	
Cycling Infrastructure	Required	Proposed	%
Number of long-term bicycle parking spaces (residential)	72	72	
Number of short-term bicycle parking spaces (all other uses)	0	0	
Number of long-term bicycle parking (residential) and all other uses located on:			
a) first story of building			
b) second story of building			
c) first level below ground (also indicate % of net area of level occupied by bicycle parking)	72	72	
d) second level below ground (also indicate % of net area of level occupied by bicycle parking)			
e) other levels below ground (also indicate % of net area of level occupied by bicycle parking)	8	8	
Number of short-term bicycle parking spaces (residential only)	0	0	
Number of short-term bicycle parking spaces (all other uses)	0	0	
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) (m ²)	38	69	

Section 2: For Site Plan Control Applications

Urban Heat Island Reduction: Air Grade	Required	Proposed	%
Total non-roof landscape area (m ²)	1901	1901	
Total non-roof landscape area treated for Urban Heat Island (minimum 50%) (m ²) 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				
Available Roof Space (m ²)	Required	Proposed	%	
Available Roof Space provided as Green Roof (m ²) and (%)		1706		
Available Roof Space provided as Green Roof (m ²) and (%)		1023	1130	65.7
Available Roof Space provided as Cool Roof (m ²) and (%)		0	0	0
Water Efficiency	Required	Proposed	%	
Total landscaped site area (m ²)		TBD		
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m ²) and (%)				
Urban Forest: Increase Tree Canopy	Required	Proposed	%	
Total site area (m ²)		1901		
Total number of trees planted (site area x 40% + 66)		12	16	
Number of surface parking spaces		0	0	
Number of interior shade trees in surface parking area (minimum 1 tree for 5 parking spaces)		0	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 areas of glazing of all elevations within 12m above grade (including glass balcony/rainings)			4156.57	
Total area of treated glazing (m ²) and % of total area of glazing within 12m above grade		3533	3896.13	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	%	
Storage storage area for bulky items and other (residential only)		10	0	