

High Performance New Construction

Instructions: Complete for all types of projects seeking higher, voluntary levels of performance, and in conjunction with the full Toronto Green Standard Version 3 (TGS V3) and Specifications. Discuss your project with the Environmental Planning Office (416.392.0191).

All projects must complete Tier 1 and 2 levels of performance and demonstrate compliance in order to be eligible for the Development Charge Refund. Tier 1 is verified through Site Plan Approvals. Tier 2, 3 and 4 are third party verified and certified by prequalified consultants. Tier 2 includes the completion of all Core categories plus the selection of three (3) Optional performance measures. Review the current Development Charges Bylaw and Tier 2 Cap (refund) rates to determine your project's eligibility for a DC Refund.

Tier 3 and 4 performance measures are exchangeable and replace the same Tier 2 performance measures. Projects must select three (3) measures from Tier 3 or 4 to achieve the highest sustainable, low carbon developments in the City of Toronto. For more information about the standards and available incentives, go to www.toronto.ca/greendevlopment.

Performance Level Targeted: Tier 2 Tier 3 Tier 4

Development Type:

- Low-Rise Part 9 Housing (>5 Dwelling Units)
 Non-Residential Commercial Office, Institutional or Retail
 Mid-High Rise Residential (Greater than 4 storeys)

Eligibility:

- Tier 1 compliance/documentation provided
 The project is subject to development charges payable
 Development Charge Refund application and information requested. Email to: sustainablecity@toronto.ca

Property and Applicant Information

Site Plan Application Number:

Building Permit Number (if known):

Project Name: **1140 Yonge**

Address of Subject Land (Street Number and Name): **1134 and 1140 Yonge Street**

Applicant/Agent

Name (First, Last): **David Wittenberg**

Business Telephone Number: **416-458-9615**

Business Email: **dwittenberg@devron.com**

Registered Owner (First, Last): **1140 Yonge Inc.**



High Performance New Construction

TIER 2: Core (Complete all CORE performance measures for Tier 2 developments)

MHR- Mid-High Rise Residential & Non-residential Standard; LR- Low Rise Residential Standard

Air Quality (Core)

Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
UHI Non-roof Hardscape AQ 2.3 LR AQ 4.3 MHR	Treat at least 75% of non-roof hardscape to reduce the urban heat island effect	At least 75% of non-roof hardscape will be treated to reduce UHI effect	Landscape plan # P1 <input checked="" type="checkbox"/> Declaration template

Energy Efficiency, Greenhouse Gas Emissions & Resilience (Core)

Mid-High Rise Residential & Non-residential

Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
Energy Performance GHG 1.2 MHR	Design the building to achieve Tier 2 TEUI, TEDI and GHGI targets by building type (required) OR 25% improvement above OBC, SB-10, Division 3 (2017) for other building types	Tier 4 TEUI, TEDI and GHGI targets are targeted.	<input type="checkbox"/> As-constructed Stage Energy Report
Solar Readiness GHG 2.1 MHR	Buildings are designed to accommodate connections to solar PV or solar thermal	The project is solar ready to accommodate connections to solar PV.	Roof Plan # A-118 Other Plan # <input type="checkbox"/> Declaration template
District Energy Ready GHG 3.1 MHR	Buildings are designed to connect to a planned DES	The project will be connecting to a geothermal system on-site and will therefore not require a connection to a future district energy system as the geothermal system will be less carbon intensive than the district system.	Parking Plan # N/A Other Plan # N/A <input type="checkbox"/> Declaration template <input type="checkbox"/> Community Energy Plan or Strategy Report
Benchmarking & Reporting GHG 4.1 MHR	Register the building on Energy Star Portfolio Manager	The project will be registered on Portfolio Manager.	<input type="checkbox"/> Declaration template

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Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
Best Practice Commissioning GHG 4.2 MHR	Commission the building using best practice commissioning	Commissioning agent will be retained.	<input type="checkbox"/> Commissioning Plan/Report <input type="checkbox"/> Declaration template
Air Tightness Testing GHG 4.3 MHR	Conduct a whole building Air Tightness Test	Whole building air tightness test will be conducted.	<input type="checkbox"/> ATT Test Plan/Report <input type="checkbox"/> Declaration template
Resilience Planning Checklist GHG 5.1 MHR	Summarize your project's approach to address climate change	Passive house performance targeted. Geothermal system used for heating and cooling.	<input checked="" type="checkbox"/> Resilience Checklist

Energy Efficiency, Greenhouse Gas Emissions (Core) Low Rise Housing

Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
Buildings Energy Performance GHG 1.2 LR	Design, construct and label the building to achieve at least Energy Star for New Homes V.17 or R-2000	N/A	<input type="checkbox"/> Proof of Certification from a NRCAN Authorized Service Provider
Energy Efficient Appliances GHG 1.3 LR	Provide Energy Star labeled appliances	N/A	<input type="checkbox"/> Declaration template
Solar Readiness GHG 2.2 LR	Buildings are designed to accommodate connections to solar PV or solar thermal	N/A	Roof Plan # Other Plan # <input type="checkbox"/> Declaration template

High Performance New Construction

Water Balance, Quality & Efficiency (CORE)

Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
Stormwater Retention & Reuse WQ 2.2 LR; MHR	Retain runoff generated from a minimum of 10 mm depth of rainfall	Runoff generated from a minimum of 10 mm depth of rainfall will be retained.	<input checked="" type="checkbox"/> Stormwater Report Landscape Plan # Other Plan #
Water Efficient Fixtures WQ 4.2 LR; MHR	Install water fixtures that achieve at least a 40% reduction in potable water consumption for the building (not including irrigation)	Low-flow plumbing fixtures shall be selected to achieve at least a 40% reduction in potable water consumption for the building.	<input type="checkbox"/> Declaration template
Water Efficient Irrigation WQ 4.3 LR; MHR	Where soft landscaping exists on the site, reduce potable water use for irrigation by 60%	Potable water use for irrigation shall be reduced by 60%.	Landscape Plan# Other Plan # <input type="checkbox"/> Declaration template

Light Pollution Reduction (CORE)

Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
Lighting EC 5.2 MHR	Any architectural rooftop and façade lighting must be directed downwards and turned off between 11 pm and 6 am	All architectural rooftop and facade lighting will be directed downwards and turned off between 11pm and 6am.	Roof Plan# Lighting Plan# <input type="checkbox"/> Declaration template
Lighting Controls EC 5.3 MHR	Non-residential uses install an automatic device to reduce outward spillage of internal light	Automatic device will be installed to reduce outward spillage of internal light at non-residential uses.	<input type="checkbox"/> Declaration template

High Performance New Construction

Solid Waste Reduction (CORE)

Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
Household Hazardous Waste SW 1.6 MHR	Residential uses only provide a dedicated collection area or room for HHW and/or electronic waste	HHW area is provided in the building.	Floor Plan # A-104 Other Plan #
Construction Waste SW 3.1 LR SW 3.2 MHR	Divert at least 75% of total construction and demolition materials	At least 75% of total construction and demolition waste will be diverted from landfill.	<input type="checkbox"/> Declaration template

High Performance New Construction

TIER 2: Optional (Select and complete three (3) additional performance measures for Tier 2 developments)

MHR- Mid-High Rise residential & Non-residential standard; LR- Low Rise Residential Standard

Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
Single Occupancy Vehicle (SOV) Trips AQ 1.4 MHR	Reduce SOV trips by at least 30% through a variety of multi-modal infrastructure strategies		<input type="checkbox"/> Transportation Impact Study <input type="checkbox"/> Declaration template
Electric Vehicles AQ 1.5 MHR	Design buildings to provide at least 25% of the parking spaces with electric vehicle supply equipment (EVSE)	At least 25% of the parking spaces will be equipped with EVSE.	Parking Plan # A-101, A-102, A-103 <input type="checkbox"/> Declaration template
Bicycle Parking Rates AQ 2.5 MHR	Provide enhanced long term and short term bicycle parking rates		Parking Plan # Other Plan #
Public Bicycle Parking Spaces AQ 2.6 MHR	Within 500 m of a transit station, provide at least 10 publically accessible short term bicycle parking spaces		Site Plan # Other Plan #
Bike Share AQ 2.7 MHR	Provide a public bike share location at grade on the site or in the public boulevard		Site Plan # Other Plan #
On-Site Renewable Energy GHG 2.2 MHR GHG 2.3 LR	Design on-site renewable energy systems to supply a minimum of 5% of the building's total energy load from solar PV, solar thermal or wind, or 20% from geo-exchange		<input type="checkbox"/> As-constructed Stage Energy Report <input type="checkbox"/> Declaration template
Submetering GHG 4.4 MHR	Install thermal energy meters for each heating and cooling appliance in all residential units or for each tenant in multi-tenant commercial buildings		<input type="checkbox"/> Construction specifications

High Performance New Construction

Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
Refuge Area and back-up Generation GHG 5.2 MHR	Provide a refuge area in the building and 72 hours of back-up power to support critical functions during an emergency		Floor Plan # Other Plan # <input type="checkbox"/> Declaration template
Tree Planting in Parking Lots EC 1.5 LR; MHR	Plant large growing shade trees at a minimum ratio of one (1) tree planted every three (3) parking spaces		Landscape Plan # Other Plan#
Tree Planting and Soil Volume EC 1.6 LR; MHR	Provide 25% more soil volume than required for Tier 1 compliance		Landscape Plan # Other Plan #
Tree Protection during Construction EC 1.7 LR; MHR	Provide double the minimum tree protection zones for existing trees		Landscape Details # Other Plan #
Restoration of Biodiversity and Pollinator Habitat EC 3.3 LR; MHR	Restore or protect at least 30% of the site with native vegetation and pollinator species		Landscape Plan # Other Plan # <input type="checkbox"/> Plant lists
Biodiverse Green Roofs EC 3.4 LR; MHR	Provide a minimum of 50% of the Available Roof Space to support pollinator species	At least 50% of the available roof space will be biodiverse green roof.	Roof Plan # A-118 <input type="checkbox"/> Plant lists
Bird Friendly Glazing EC 4.3 LR EC 4.4 MHR	Treat at least 95% of all exterior glazing within the first 12 m above grade		Building Elevation Plans # <input type="checkbox"/> Elevation Details

High Performance New Construction

Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
In-suite Waste Storage Space SW 1.5 MHR	Provide cabinet space in kitchen suites for segregated collection	Kitchen suites will be equipped with cabinet space for segregated collection of garbage, recyclables, and organics.	Floor Plan # Garage Plan # A-104
Building Lifecycle Impact SW 2.1 MHR	Reuse or salvage building materials		<input type="checkbox"/> Declaration template
Sustainable Building Materials SW 4.1 all uses	Ensure that at least 25%, by cost, of the total value of permanently installed building products meet the criteria for materials reuse or recycled content		<input type="checkbox"/> Declaration template

TIER 3: Core (Select and complete three (3) performance measures for Tier 3 developments)

MHR- Mid-High Rise Residential & Non-residential Standard; LR- Low Rise Residential Standard

Energy Efficiency, Greenhouse Gas Emissions (CORE)

Mid-High Rise Residential & Non-Residential

Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
Energy Performance GHG 1.3 MHR	Design the building to achieve Tier 3 TEUI, TEDI and GHGI targets by building type (required) OR target the CaGBC Zero Carbon Building Standard (ZCBS)	Tier 4 TEUI, TEDI and GHGI targets are targeted.	<input type="checkbox"/> As-constructed Stage Energy Report <input type="checkbox"/> Registration in ZCBS and proof of certification

High Performance New Construction

Energy Efficiency, Greenhouse Gas Emissions (CORE)

Low Rise Housing

Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
Buildings Energy Performance GHG 1.4 LR	Design, construct the building to be Net Zero ready in accordance with the CHBA Net Zero Home Labeling Program		<input type="checkbox"/> CHBA Net Zero Service organization, Energy Evaluator agreement

Water Balance, Quality & Efficiency (CORE)

Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
Stormwater Retention & Reuse WQ 2.2 all uses	Retain runoff generated from a minimum of 25 mm depth of rainfall	Various measures will be explored to meet this target.	<input checked="" type="checkbox"/> Stormwater Report Landscape Plan# Other Plan#
Water Efficient Fixtures WQ 4.4 LR; MHR	Install water fixtures that achieve at least a 50% reduction in potable water consumption for the building (not including irrigation)	Low-flow plumbing fixtures shall be selected to achieve at least a 50% reduction in potable water consumption for the building. Grey water reuse in commercial areas will also be used.	<input type="checkbox"/> Declaration template

Solid Waste Reduction (CORE)

Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
Construction Waste SW 3.2 LR; MHR	Divert at least 95% (Tier 3) of total construction and demolition materials	At least 95% of total construction and demolition waste will be diverted from landfill.	<input type="checkbox"/> Declaration template

High Performance New Construction

TIER 4: Core (Select and complete the performance measure for Tier 4 developments)

MHR- Mid-High Rise Residential & Non-residential Standard; LR- Low Rise Residential Standard

Energy Efficiency, Greenhouse Gas Emissions & Resilience (CORE) Mid-High Rise Residential & Non-Residential

Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
Energy Performance GHG 1.3 MHR	Design the building to achieve Tier 4 TEUI, TEDI and GHGI targets by building type (required) OR target the Passive House Standard	Tier 4 TEUI, TEDI and GHGI targets are targeted.	<input type="checkbox"/> As-constructed Stage Energy Report <input type="checkbox"/> Passive House registration & proof of certification

Energy Efficiency, Greenhouse Gas Emissions & Resilience (CORE) Low Rise Housing

Development Feature	Performance Measure (See full standards and specifications for details and definitions)	Description What level of performance, and how is the performance measure being met?	Documentation required for third party certification (Issued for Construction)
Buildings Energy Performance GHG 1.4 LR	Design and construct the building in accordance with the CHBA Net Zero Home Labeling Program or the Passive House Standard		<input type="checkbox"/> CHBA Net Zero Service organization, Energy Evaluator agreement <input type="checkbox"/> Passive House registration & proof of certification