

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): _____

Is this checklist revised from an earlier submission? Yes No

Gross Floor Area (m²): **81,915**

Number of Storeys: **East: 54, West: 59**

Number of Units: **1,143**

Non Residential Gross Floor Area (m²): **974**

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

This TGS Checklist has been prepared by EQ Building Performance on behalf of Tenblock in support of an Official Plan Amendment, Zoning By-law Amendment and Site Plan Approval application at 25 St. Mary Street, Toronto, ON.

Property and Applicant Information

Address of Subject Land (Street Number and Name): **25 St Mary Street**

Project Name: **25 St Mary**

Applicant/Agent

Name (First, Last Name): **Vanessa Bulfon**

Business Telephone Number: **647-395-3411**

Business Email: **vbulfon@tenblock.ca**

Registered Owner (First, Last Name): _____



toronto at your service

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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 #
*AQ 1.2	LEV and Sustainable Mobility	Dedicate parking spaces above the minimum required for low-emitting vehicles (LEV).	<input checked="" type="checkbox"/> TGS V3.0 statistics template. <input checked="" type="checkbox"/> Summary table includes number and location of LEV spaces.	Plan # no LEV required
*AQ 1.3	Electric Vehicle Infrastructure	Install EVSE for 20% of the parking spaces. Roughed-in conduits for the remaining spaces.	<input checked="" type="checkbox"/> TGS V3.0 statistics template. <input checked="" type="checkbox"/> Project parking statistics include number and location of EVSE spaces. <input checked="" type="checkbox"/> Notations indicate location of EVSE spaces and roughed-in spaces on parking plans.	Plan # A104 A105 A106 A107
*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. <input checked="" type="checkbox"/> Project statistics include rates, number and type (long-term/short-term) of bicycle parking spaces. <input checked="" type="checkbox"/> Summary table includes number, type and % of net floor area occupied by bicycle parking for each bicycle parking floor and at-grade.	Plan # A001
*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 # A107

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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 # A103
*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 # NA
AQ 3.1	Connectivity	Pedestrian walkways	<input checked="" type="checkbox"/> Notations on Plans and Drawings.	Plan # A103
AQ 3.2	Sidewalk Space	Minimum 2.1 meter pedestrian clearway	<input checked="" type="checkbox"/> Notations on Plans and Drawings.	Plan # A103
AQ 3.3	Weather Protection	Covered outdoor waiting areas	<input checked="" type="checkbox"/> Notations on Plans and Drawings.	Plan # A103
AQ 3.4	Pedestrian Lighting	Pedestrian-scale lighting	<input checked="" type="checkbox"/> Notations on Plans and Drawings.	Plan # L101
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 checked="" type="checkbox"/> TGS V3.0 statistics template. <input checked="" type="checkbox"/> Materials list includes SRI of high albedo paving <input checked="" type="checkbox"/> Notations indicate location of treated hardscape.	Plan # L101

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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	One of the following is provided (select all that apply): <input checked="" type="checkbox"/> Green Roof required under the Green Roof By-Law <input type="checkbox"/> Green roof for 50% of roof; Cool roof installed for 100% of roof; <input type="checkbox"/> A combination of a green roof, and cool roof and solar panels for at least 75% of roof.	<input checked="" type="checkbox"/> TGS V3.0 statistics template. <input checked="" type="checkbox"/> Green Roof Statistics Template on roof plan. <input checked="" type="checkbox"/> Notations include green roof locations identified on elevations and roof plans. <input type="checkbox"/> Notations include SRI of cool roof on roof plan and location of solar panels.	Plan # A102

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	Design the building to achieve 15% improvement above OBC, SB-10, Division 3 (2017); OR TEUI, TEDI and GHGI targets by building type. (required for Tier 2)	<input checked="" type="checkbox"/> Energy (Modelling) Report and Energy Workbook prior to NOAC (if applicable)	Plan # Energy Memo in lieu of Energy Modelling Report for SPA#1. Email attached at the end of TGS checklist.

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	<input checked="" type="checkbox"/> Notations on Plans and Drawings	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
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 checked="" type="checkbox"/> Plans (Landscape, Grading, Roof and Green Roof details etc.) consistent with Stormwater Report	Plan # SWM report
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 # SWM report
WQ 3.2	E. Coli Reduction	Control E. Coli directly entering Lake Ontario and waterfront areas	<input checked="" type="checkbox"/> Stormwater Report	Plan # SWM report
WQ 4.1	Drought-Tolerant Landscapes	Drought-tolerant plants used for 50% of the landscaped area	<input checked="" type="checkbox"/> Plant list identifies drought tolerant species (if applicable) <input checked="" type="checkbox"/> Notation indicate potable or non-potable irrigation system on Landscape Plan	Plan # L101

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 # L131
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 # L131

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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
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 # NA
EC 1.4	Watering Program	Watering program for trees.	<input checked="" type="checkbox"/> Notations on the Planting Plan include watering program methods and watering schedule.	Plan # L101
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 # NA
EC 2.2	Ravine and Protected Area Buffers	Stewardship plan implemented for setbacks	<input type="checkbox"/> Stewardship Plan (if applicable)	Plan # NA
EC 3.1	Native and Pollinator Supportive Species	Landscape includes 50% native plants.	<input checked="" type="checkbox"/> TGS V3.0 statistics template <input checked="" type="checkbox"/> Plant list includes common name, scientific name, size, quantity, stock type, and native or non-native species.	Plan # L101
EC 3.2	Invasive Species	No invasive species planted	<input checked="" type="checkbox"/> Plant list includes common name and scientific name.	Plan # L101
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 checked="" type="checkbox"/> TGS V3.0 statistics template <input checked="" type="checkbox"/> Notations include treated area required, type of treatment, density and colour of visual markers. <input checked="" type="checkbox"/> Summary table of bird friendly glass treatments for each elevation.	Plan # A300 A301 A302 A303

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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
EC 4.2	Rooftop Vegetation	Glazing 4 m above rooftop vegetation is treated to reduce bird collisions.	<input checked="" type="checkbox"/> Notations include required treated area, type of treatment, density and colour of visual markers.	Plan # A300 A301 A302 A303
EC 4.3	Grate Porosity	Maximum porosity of ventilation grates is 20 mm X 20 mm.	<input checked="" type="checkbox"/> Notations indicate porosity of ground level grates.	Plan # L101
EC 5.1	Exterior Lighting	Dark Sky compliant fixtures.	<input checked="" type="checkbox"/> Notations indicate Dark Sky compliant fixtures.	Plan # L101

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 checked="" type="checkbox"/> Notations indicate type and location of waste sorting system.	Plan # A107
SW 1.2	Waste Storage Space	Waste storage rooms	<input checked="" type="checkbox"/> Notations indicate area and location of waste storage rooms.	Plan # A107
SW 1.3	Bulky Waste	Provide 10m ² for bulky and special collection items. (Residential)	<input checked="" type="checkbox"/> Notations indicate area and location for bulky items collection.	Plan # A107
SW 1.4	Compaction	Waste storage room with space for containers and the compactor unit. (Residential)	<input checked="" type="checkbox"/> Notations indicate area and location of waste storage rooms and compactor unit.	Plan # A107

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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
SW 3.1	Construction Waste Management	Manage construction and demolition waste in accordance with O. Reg. 103/94	<input checked="" type="checkbox"/> Documentation in accordance with O.Reg 103/94	Plan #

Vanessa Bulfon

From: Matthew Zentner <Matthew.Zentner@toronto.ca> on behalf of Matthew Zentner
Sent: May 3, 2021 5:27 PM
To: vbulfon@tenblock.ca
Cc: Antonio De Franco; Stephen Job
Subject: RE: 25 St. Mary - Final Planning Application Checklist
Attachments: 25 St Mary - CCA.JPG

Hi Vanessa,

I've confirmed with staff in the Energy Efficiency Office that the proposed approach for the Energy Efficiency Report is acceptable given the timing of the applications. Please ensure that the Energy Strategy Report clearly speaks to the Design Development Energy Report being updated and submitted at a later date.

Staff would determine the necessity for an Environmental Impact Study based on review of the application – in my experience this is generally not required on sites within the downtown. The Contaminated Site Assessment would be required for any lands being conveyed to the City.

Tony had also asked for clarification on some checklist items as well – I will address these below:

For the Accessibility Design Standards – as noted the terms of reference is not finalized. As a result, please ensure that your proposal takes the Accessibility Design Guidelines into account – you can speak to this in the Planning Rationale as necessary.

I've discussed the requirement for a Complete Community Assessment further with SIPA staff – the CCA is still required as part of this application. Please see the attached sketch for an approximate delineation of the area for the study (note this excludes the UofT lands to the west). If you have further questions, you can contact Sarah Phipps (sarah.phipps@toronto.ca).

As a reminder, OPA 479 & 480 updated the requirements for the Block Context Plan, Soil Volume Plan and Tree Protection Plan. These details should be incorporated into the applicable plans/reports.

Please let me know if there are any further questions.

M

Matthew Zentner, MPI
(He/Him)
Planner, Community Planning

City Planning | Toronto and East York District | City of Toronto
100 Queen St W, 18th flr, East Tower | Toronto, ON M5H 2N2
Tel: 416-397-4648 | E-mail: matthew.zentner@toronto.ca

From: Vanessa Bulfon [<mailto:vbulfon@tenblock.ca>]
Sent: April 30, 2021 12:39 PM
To: Matthew Zentner <Matthew.Zentner@toronto.ca>

Cc: Stephen Job <sjob@tenblock.ca>; Antonio De Franco <adefranco@urbanstrategies.com>

Subject: 25 St. Mary - Final Planning Application Checklist

Good Afternoon Matthew,

We're working on finalizing our submission materials for 25 St. Mary as discussed in the PAC meeting with you on Friday March 12th. I've attached the checklists that were provided to our planning consultant, Tony, from Urban Strategies. I would like to confirm a few items with you to ensure we meet the "complete application" requirements for our OPA, ZBA, and SPA applications.

1. One of the requirements for submission is the Energy Efficiency Report (also referred to as the energy model). In speaking with our consultant, they have advised that in their experience with the City this requirement can be pushed back to a subsequent resubmission once the building design is more final. For a first submission, we would include a memo noting the same. The Energy Strategy for ZBA will still be included. If you could please confirm that the above will meet the requirements, that would be appreciated.
2. "Environmental Impact Study" and "Contaminated Site Assessment" were not marked as required on either checklist. Could you please confirm there is no requirement for environmental reports for our first submission?

Thank you for your assistance,

Vanessa Bulfon
Development Manager

Tenblock
30 Soudan Ave, Suite 200
Toronto, ON M4S 1V6
C: 647-395-3411

Mid to High Rise Residential and all New Non-Residential Development

The Toronto Green Standard Version 3.0 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.

For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.

For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.

For further information, please visit www.toronto.ca/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	
Breakdown of project components (m ²)	
Residential	
Retail	
Commercial	
Industrial	
Institutional/Other	
Total number of residential units	

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

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces			
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE			

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)			
Number of long-term bicycle parking spaces (all other uses)			
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground			
d) second level below-ground			
e) other levels below-ground			



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Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)			
Number of short-term bicycle parking spaces (all other uses)			
Number of male shower and change facilities (non-residential)			
Number of female shower and change facilities (non-residential)			

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area ÷ 66 m ² x 30 m ³).			

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade			

UHI Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)			
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m ²)			
Area of non-roof hardscape treated with: (indicate m ²)			
a) high-albedo surface material			
b) open-grid pavement			
c) shade from tree canopy			
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of required car parking spaces under cover (minimum 75%)(non-residential only)			

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m ²)			
Available Roof Space provided as Green Roof (m ²)			
Available Roof Space provided as Cool Roof (m ²)			
Available Roof Space provided as Solar Panels (m ²)			

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Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m ²)			
Landscaped site area planted with drought-tolerant plants (minimum 50%) (m ² and %) (if applicable)			

Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m ²)			
Total Soil Volume (40% of the site area ÷ 66 m ² x 30 m ³)			
Total number of planting areas (minimum of 30m ³ soil)			
Total number of trees planted			
Number of surface parking spaces (if applicable)			
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)			

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants			
Total number of native plants and % of total plants (min.50%)			

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 12m above grade (including glass balcony railings)			
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m ²)			
Percentage of glazing within 12m above grade treated with:			
a) Low reflectance opaque materials			
b) Visual markers			
c) Shading			



June 7, 2021

City of Toronto Energy Efficiency Office

Re: Energy Modelling Services – 25 St Mary

To whom it may concern,

This letter is to confirm that EQ Building Performance has been retained to perform Toronto Green Standard energy modelling services for the 25 St Mary project. At this stage of the project, the design is still progressing and decisions that influence energy performance have not yet been finalized.

In order to incorporate any initial SPA comments from the city and to fully explore energy efficiency measures in the energy model, the design team has elected to submit the energy model during a subsequent SPA submission. This strategy has been approved by the city, with a copy of the email confirmation attached to this memo.

Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

Samantha Menard
Manager, Energy Team

416-645-1186 x 2983
smenard@eqbuilding.com
EQ Building Performance Inc.

Attached: 21.05.03_J200176_25 St Mary_SPA Email Confirmation from City.pdf

Vanessa Bulfon

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Tel: 416-397-4648 | E-mail: matthew.zentner@toronto.ca

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Thank you for your assistance,

Vanessa Bulfon
Development Manager

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C: 647-395-3411