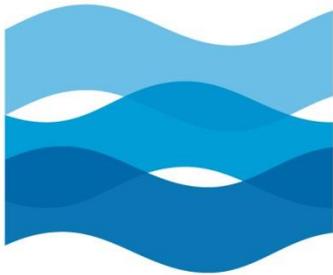


Minimum Green Building Requirements Reporting

Waterfront Toronto Design Review Panel Process

November 2014



WATERFRONTToronto

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Summary of MGBR Reporting Requirements

1. The enclosed tables detail which requirements must be presented at each Design Review Panel presentation stage. An explanation must be provided, as part of a PowerPoint presentation to the Design Review Panel, of the Team's approach to identified requirements;
2. Relevant documents submitted in support of the Minimum Green Building Requirements (details are provided in Tables 1 and 2 of this document). Documentation must be submitted to Waterfront Toronto at least one week prior to the Design Review Panel presentation; and
3. An explanation, provided as part of a PowerPoint presentation to the Design Review Panel, of sustainability initiatives being pursued that go beyond the MGBR.

Reporting Requirements for MGBR Version 1
for buildings with signed Development
Agreements up to June 30th, 2012

MGBR Version #1 Requirement		Description* <i>*Please refer to MGBR for full details and requirements</i>
1	Experienced Team	All development teams must be experienced in creating high-performance, green buildings.
2	Integrated Design Process	An integrated design process must be used by the developer to ensure that teams work collaboratively to set targets, share knowledge and test design ideas early in the design process.
3	District Energy	If available, construct all buildings to rely on Waterfront Toronto's district energy system.
4	LEED Gold Certification	All eligible buildings must achieve a minimum of LEED Gold certification as defined in LEED Canada-NC Version 1.0.
	a) Credit EAc1 Optimize Energy Performance	All buildings must obtain a minimum of 4 points under EAc1 Optimize Energy Performance by achieving a 40% reduction in design energy cost relative to MNECB.
	b) Credit EAc5 Measurement and Verification	Install continuous metering equipment and develop a Measurement and Verification Plan.
5	a) Use Energy Star Appliances	All Energy-Star eligible appliances must be Energy-Star rated.
	b) Meter Energy and Water Consumption at Each Suite	Provide the necessary infrastructure to allow sub-metering or direct metering of domestic water (hot and cold separately), heating energy, cooling energy and electricity consumption for each dwelling unit or retail/commercial suite.
6	Long Term Flexibility	All buildings must be developed with the floor to underside of floor height of: <ul style="list-style-type: none"> residential space: 2.7m ground floor space: 5m above grade parking decks: 2.4m (after levelling the deck)
7	Green Roofs	All buildings over 3 storeys must include vegetated roofs with a minimum total area of 50% of the gross area of the ground floor. 50% of the area of all parking garage roofs not used for parking or roadways must be vegetated. Design and build 100% of all low slope roofs to accommodate an intensive green roof.

MGBR Version #1 Requirement		Description*
		<i>*Please refer to MGBR for full details and requirements</i>
8	Waste Management	All kitchen suites must be designed to have separated cabinet space for segregated collection of waste in three streams (waste, recyclables, and organics).
9	Bicycle Parking and Storage	All buildings must comply with the bicycle parking and storage requirements outlined in credits SLLc5 and NPDC6 of the LEED ND certification program (USGBC Pilot Version).
10	Waterfront Toronto Sustainability Progress Tracking System	All projects must complete Waterfront Toronto's reporting requirements to track LEED and MGBR progress.

Table 1 outlines which MGBR require a detailed explanation of the project team’s approach at specific Design Review Panel stages. It also states specific documentation requirements. Any features not identified for a presentation milestone may still be presented at the team’s discretion.

Table 1: MGBR Version #1 Presentation and Documentation Requirements			
MGBR Requirement	Discussion Points to Include in Presentation	Documentation Requirements	Presentation Stage
1. Experienced Team	-	-	-
2. Integrated Design Process	<p>Approach to the Integrated Design Process, planned activities, and outcomes.</p> <p><i>Responsible person must attend all Design Review Panel presentations to speak to this process.</i></p>	<p>IDP report including target credits for achieving LEED Gold. The report should also indicate key activities, outcomes, as well as examples of issues that were raised and how creative solutions were devised as a result of the IDP.</p> <p>Signed letter template.</p>	<p>Conceptual Design</p> <p>Schematic Design</p> <p>Design Development</p> <p>Construction Documents</p>
3. District Energy	Arrangements to connect project with district energy facility, if applicable.		Schematic Design
4. LEED Gold	LEED Gold or Platinum strategy.	LEED scorecard.	<p>Schematic Design</p> <p>Design Development</p> <p>Construction Documents</p>
a. EAc1: Optimize Energy Efficiency (40% cost savings relative to MNECB)	<p>Summary of key energy conservation measures to be incorporated in architectural, mechanical and electrical design.</p> <p>Show Energy Use Intensity in kWh/m² compared to reference building (supported by an energy model).</p>	<p>Energy simulation file outputs and summary report.</p> <p>Signed letter template.</p>	<p>Schematic Design</p> <p>Design Development</p> <p>Construction Documents</p>

Table 1: MGBR Version #1 Presentation and Documentation Requirements

MGBR Requirement	Discussion Points to Include in Presentation	Documentation Requirements	Presentation Stage
	Details from the energy simulation file. <i>Responsible person must attend all Design Review Panel presentations to speak to the energy model.</i>		
b. EAc5: Measurement & Verification	Describe high-level Measurement and Verification strategy to monitor predicted and actual performance and resolve any discrepancies.	Measurement and Verification Plan. Measurement and Verification results at the 1 year post-construction occupancy period.	Schematic Design Design Development
5. a) Energy Star Appliances	Acknowledgement that Energy Star rated appliances will be supplied.	Relevant specifications and / or cut-sheets.	Design Development
b) Meter Energy and Water Consumption at Each Suite	Strategy for independent suite sub-metering.	Relevant drawings, illustrations, and specifications.	Design Development
6. Long-term Flexibility	Details on long term flexibility.	Section drawings showing slab-to-slab heights for: ➤ Ground floor; ➤ Typical floor; and ➤ Above grade parking.	Schematic Design Design Development Construction Documents
7. Green Roof	Green Roof strategy, including: ➤ Percentage of roof covered by a Green Roof ➤ Proposed outdoor amenity space ➤ Structure for intensive green roof	A roof plan, sections and specifications that clearly identify percentage of green roof coverage and that confirm the structure can accommodate an intensive green roof. Drawings must be engineer-	Schematic Design Design Development Construction Documents

Table 1: MGBR Version #1 Presentation and Documentation Requirements			
MGBR Requirement	Discussion Points to Include in Presentation	Documentation Requirements	Presentation Stage
	<ul style="list-style-type: none"> ➤ Strategies implemented to support the health and longevity of the green roof Show roof plan.	stamped.	
8. Waste Management	Proposed collection and storage strategy for waste streams.		Schematic Design
9. Bicycle Parking and Storage	Bicycle parking and storage strategy and locations. Show parking plan and architectural drawings for any outdoor structure.		Schematic Design Design Development
MGBR summary table (please see below)			Conceptual Design Schematic Design Design Development Construction Documents
Additional non-regulatory sustainability measures being incorporated into the project.			Schematic Design Design Development Construction Documents

If design modifications are made to a building that impact an MGBR, those changes must be reflected at the next milestone presentation (regardless of whether that MGBR is scheduled to be presented).

Waterfront Toronto may request details on any requirement at any presentation stage or project milestone.

Refer to the MGBR for full details on requirements and to the Design Review Panel Bylaw for presentation requirements.

MGBR Summary Table (to be included in each Design Review Panel presentation)

Minimum Green Building Requirements	Summary of Minimum Green Building strategy
1. Integrated Design Process	
2. District Energy (if applicable)	
3. LEED Gold	
4. Energy Star Appliances	
5. Meter Energy and Water Consumption at Each Suite	
6. Long Term Flexibility	
7. Green Roof	
8. Waste Management	
9. Bicycle Parking and Storage	

Reporting for MGBR Version 2
for buildings with signed Development
Agreements after July 1st, 2012

MGBR Version #2 Requirement		Description* <i>*Please refer to MGBR for full details and requirements</i>
1	LEED Gold	LEED Gold, including the following credits: <ul style="list-style-type: none"> • WEc1: Water Efficient Landscaping • WEc3: Water Use Reduction • EAc1: Optimize Energy Efficiency (50%) • EAc2: On-site Renewable Energy • EAc5: Measurement and Verification
2	Smart Building	Provide independent suite metering and connect to Waterfront Toronto’s Intelligent Communities Network.
3	Electric Vehicle Infrastructure	Provide EV infrastructure for 2% of residential parking spaces and ensure that 100% of parking spaces are “EV-ready” by providing roughed-in raceways.
4	Green Roof	For all buildings over three storeys and parking garages, provide a green roof for 50% of available roof space or the percentage required by the City of Toronto Green Roof Bylaw, whichever is greater. Design and build all low slope roofs to accommodate the loads that would be imposed by an intensive green roof.
5	Engagement and Support	Provide a Residential Occupant and Operating Manual and place education signage around the building teaching occupants and visitors about the green features of the building.
6	Bicycle Parking and Storage	Provide 1.2 bicycle racks per suite.
7	Waste Management	All kitchen suites must be designed to have separated cabinet space for segregated collection of waste in three streams (waste, recyclables, and organics). Provide tri-sorting for buildings over three storeys. Designate a space for the collection of household hazardous waste.
8	District Energy	If secured, design and construct building to rely on district energy system
9	High Efficiency Appliances	All Energy-Star eligible appliances must be Energy-Star rated.

MGBR Version #2 Requirement		Description* <i>*Please refer to MGBR for full details and requirements</i>
10	Community Integration	Present strategies that encourage sustainable communities.
11	Long-Term Flexibility	<p>All buildings must be developed with the floor to underside of floor height of:</p> <ul style="list-style-type: none"> • residential space: 2.7m • ground floor space: 5m • above grade parking decks: 2.4m (after levelling the deck) <p>Construct the building using a column and slab structural system. Lateral support to be provided by the elevator core and exit stairs only (no shear walls between suites).</p>
12	Integrated Design Process	An integrated design process must be used by the developer to ensure that teams work collaboratively to set targets, share knowledge and test design ideas early in the design process.
13	Progress Tracking System	Complete Waterfront Toronto's reporting requirements to track LEED and MGBR progress.

Table 2 outlines which MGBR require a detailed explanation of the project team’s approach at specific Design Review Panel stages. It also states specific documentation requirements. Any features not identified for a presentation milestone may still be presented at the team’s discretion.

Table 2: MGBR Version #2 Presentation and Documentation Requirements			
MGBR Requirement	Discussion Points to Include in Presentation	Documentation Requirements	Presentation Stage
1. LEED Gold	LEED Gold or Platinum strategy.	LEED scorecard.	Schematic Design Design Development Construction Documents
a) WEc1: Water Efficient Landscaping (4 points)	Strategy to reduce potable water for on-site irrigation. Show a landscaping plan, including a species list, system specifications and illustrations.		Design Development Construction Documents
b) WEc3: Water Use Reduction (4 points)	Strategy to reduce potable water for fixtures by 40%. Show relevant illustrations and / or cut-sheets.		Design Development
c) EAc1: Optimize Energy Efficiency (50% cost savings relative to MNECB)	Summary of key energy conservation measures to be incorporated in architectural, mechanical, electrical design. Energy Use Intensity in ekWh/m2 compared to reference building (supported by an energy model). Details from the energy simulation file.	Energy simulation file outputs and summary report. Signed letter template.	Schematic Design Design Development Construction Documents

Table 2: MGBR Version #2 Presentation and Documentation Requirements

MGBR Requirement	Discussion Points to Include in Presentation	Documentation Requirements	Presentation Stage
	<p><i>Responsible person must attend all Design Review Panel presentations to speak to the energy model.</i></p>		
<p>d) EAc2: On-Site Renewable Energy (2 points)</p>	<p>Description of proposed renewable energy strategy to achieve 2 points. If 2 points are not feasible, describe why and identify increased building energy performance (EAc1) targeted in lieu. Show relevant drawings, illustrations, and specifications.</p>		<p>Schematic Design Design Development Construction Documents</p>
<p>e) EAc5: Measurement & Verification</p>	<p>Describe high-level Measurement and Verification strategy to monitor predicted and actual performance and resolve any discrepancies.</p>	<p>Measurement and Verification Plan. Measurement and Verification results at the 1 year post-construction occupancy period.</p>	<p>Schematic Design Design Development</p>
<p>2. Smart Building</p>	<p>Strategy for independent suite metering, performance tracking and support to the WTIC network. Show relevant drawings, illustrations, and specifications.</p>		<p>Design Development</p>
<p>3. Electric Vehicle Infrastructure</p>	<p>Strategy for EV infrastructure and metering, including proposed location.</p>		<p>Construction Documents</p>

Table 2: MGBR Version #2 Presentation and Documentation Requirements

MGBR Requirement	Discussion Points to Include in Presentation	Documentation Requirements	Presentation Stage
	Show relevant drawings, illustrations, and specifications.		
4. Green Roof	<p>Green Roof strategy, including:</p> <ul style="list-style-type: none"> ➤ Percentage of roof covered by a Green Roof ➤ Proposed outdoor amenity space ➤ Structure for intensive green roof ➤ Strategies implemented to support the health and longevity of the green roof <p>Show roof plan.</p>	A roof plan, sections and specifications that clearly identify percentage of green roof coverage and that confirm the structure can accommodate an intensive green roof. Drawings must be engineer-stamped.	Schematic Design Design Development Construction Documents
5. Engagement and Support	Content to be provided in Resident Occupant and Operating Manual.		Design Development
6. Bicycle Parking and Storage	<p>Bicycle parking and storage strategy and locations.</p> <p>A parking plan and architectural drawings for any outdoor structure.</p>		Schematic Design Design Development
7. Waste Management	Proposed collection and storage strategy for waste streams.		Schematic Design
8. District Energy	Arrangements to connect project with district energy facility, if applicable.		Schematic Design

Table 2: MGBR Version #2 Presentation and Documentation Requirements

MGBR Requirement	Discussion Points to Include in Presentation	Documentation Requirements	Presentation Stage
9. High-Efficiency Appliances	Acknowledgement that Energy Star rated appliances will be supplied.	Relevant specifications and / or cut-sheets.	Design Development
10. Community Integration	<p>Strategies employed at the site to encourage sustainable communities.</p> <p>How potential resources such as waste heat can be shared between buildings.</p> <p>Features connecting project to the surrounding natural and built environment.</p> <p>LEED-ND design considerations.</p>		Detailed Design
11. Long-term Flexibility	Details on long-term flexibility	<p>Section drawings showing slab-to-slab heights for:</p> <ul style="list-style-type: none"> ➤ Ground floor; ➤ Typical floor; and ➤ Above grade parking. <p>Relevant drawings, illustrations, and specifications showing that the building uses a column and slab structural system.</p>	<p>Schematic Design</p> <p>Design Development</p> <p>Construction Documents</p>
12. Integrated Design Process	<p>Approach to the Integrated Design Process, planned activities, and outcomes.</p> <p><i>Responsible person must attend all Design Review Panel presentations to speak to this process.</i></p>	IDP report including target credits for achieving LEED Gold. The report should also indicate key activities, outcomes, as well as examples of issues that were raised and how creative solutions were devised as a result of the IDP.	<p>Conceptual Design</p> <p>Schematic Design</p> <p>Design Development</p> <p>Construction Documents</p>

Table 2: MGBR Version #2 Presentation and Documentation Requirements			
MGBR Requirement	Discussion Points to Include in Presentation	Documentation Requirements	Presentation Stage
		Signed letter template.	
MGBR summary table (please see below)			Conceptual Design Schematic Design Design Development Construction Documents
Additional non-regulatory sustainability measures being incorporated into the project.			Schematic Design Design Development Construction Documents

If design modifications are made to a building that impact an MGBR, those changes must be reflected at the next milestone presentation (regardless of whether that MGBR is scheduled to be presented).

Waterfront Toronto may request details on any requirement at any presentation stage or project milestone.

Refer to the MGBR for full details on requirements and to the Design Review Panel Bylaw for presentation requirements.

MGBR Summary Table (to be included in each Design Review Panel presentation)

Minimum Green Building Requirements	Summary of Minimum Green Building strategy
1. LEED Gold Certification	
2. Smart Building	
3. Electric Vehicle Infrastructure	
4. Green Roof	
5. Engagement and Support	
6. Bicycle Parking and Storage	
7. Waste Management	
8. District Energy (if applicable)	
9. High Efficiency Appliances	
10. Community Integration	
11. Long-Term Flexibility	
12. Integrated Design Process	

Reporting for MGBR Version 2.1
for buildings with signed Development
Agreements after December 31st, 2013

MGBR Version #2.1 Requirement		Description*
		<i>*Please refer to MGBR for full details and requirements</i>
1	LEED Gold	<p>Achieve Gold certification under LEED 2009 or Version 4 Building Design and Construction, including the following credits:</p> <p><u>LEED 2009</u></p> <ul style="list-style-type: none"> • WEc1: Water Efficient Landscaping • WEc3: Water Use Reduction • EAc1: Optimize Energy Efficiency (50% excluding process loads or 40% including process loads) • EAc2: On-site Renewable Energy • EAc5: Measurement and Verification <p><u>LEED Version 4</u></p> <ul style="list-style-type: none"> • WEc1: Outdoor Water Use Reduction • WEc3: Indoor Water Use Reduction • EAc1: Optimize Energy Efficiency (12 points) • EAc5: Renewable Energy Production • EAc3: Advanced Energy Metering
2	Smart Building	<p>Provide independent suite metering and connect to Waterfront Toronto’s Intelligent Communities Network.</p> <p>Provide raw data from all meters and sub-meters.</p>
3	Electric Vehicle Infrastructure	<p>Provide EV infrastructure for 2% of parking spaces in residential and commercial buildings and deliver remaining parking spaces as “EV-ready” by providing roughed-in raceways.</p>
4	Green Roof	<p>For all buildings over three storeys and parking garages, provide a green roof for 60% of available roof space or the percentage required by the City of Toronto Green Roof Bylaw, whichever is greater.</p> <p>Design and build all low slope roofs to accommodate the loads that would be imposed by an intensive green roof.</p>
5	Engagement and Support	<p>Provide owners / operators and managers of residential and commercial buildings with information necessary to operate and maintain the building optimally.</p>

MGBR Version #2.1 Requirement		Description*
		<i>*Please refer to MGBR for full details and requirements</i>
6	Bicycle Parking and Storage	Provide 1.2 bicycle racks per suite.
7	Waste Management	All kitchen suites must be designed to have separated cabinet space for segregated collection of waste in three streams (waste, recyclables, and organics). Provide tri-sorting for buildings over three storeys. Designate a space for the collection of household hazardous waste.
8	District Energy	If secured, design and construct building to rely on district energy system
9	High Efficiency Appliances	All Energy-Star eligible appliances must be Energy-Star rated.
10	Community Integration	Present strategies that encourage sustainable communities.
11	Long-Term Flexibility	All buildings must be developed with the floor to underside of floor height of: <ul style="list-style-type: none"> • residential space: 2.7m • ground floor space: 5m • above grade parking decks: 2.4m (after levelling the deck) Construct the building using a column and slab structural system. Lateral support to be provided by the elevator core and exit stairs only (no shear walls between suites).
12	Integrated Design Process	An integrated design process must be used by the developer to ensure that teams work collaboratively to set targets, share knowledge and test design ideas early in the design process.
13	Progress Tracking System	Complete Waterfront Toronto's reporting requirements to track LEED and MGBR progress.

Table 2 outlines which MGBR require a detailed explanation of the project team’s approach at specific Design Review Panel stages. It also states specific documentation requirements. Any features not identified for a presentation milestone may still be presented at the team’s discretion.

Table 2: MGBR Version #2.1 Presentation and Documentation Requirements			
MGBR Requirement	Discussion Points to Include in Presentation	Documentation Requirements	Presentation Stage
1. LEED Gold	LEED Gold or Platinum strategy.	LEED scorecard.	Schematic Design Design Development Construction Documents
WEc1: Water Efficient Landscaping (LEED 2009) or WEc1: Outdoor Water Use Reduction (LEED Version 4)	Strategy to reduce potable water for on-site irrigation. Show a landscaping plan, including a species list, system specifications and illustrations.		Design Development Construction Documents
WEc3: Water Use Reduction (LEED 2009) or WEc2 Indoor Water Use Reduction (LEED Version 4)	Strategy to reduce potable water for fixtures by 40%. Show relevant illustrations and / or cut-sheets.		Design Development

Table 2: MGBR Version #2.1 Presentation and Documentation Requirements

MGBR Requirement	Discussion Points to Include in Presentation	Documentation Requirements	Presentation Stage
<p>EAc1: Optimize Energy Efficiency (LEED 2009 or LEED Version 4)</p>	<p>Summary of key energy conservation measures to be incorporated in architectural, mechanical, electrical design.</p> <p>Energy Use Intensity in ekWh/m² compared to reference building (supported by an energy model).</p> <p>Details from the energy simulation file.</p> <p><i>Responsible person must attend all Design Review Panel presentations to speak to the energy model.</i></p>	<p>Energy simulation file outputs and summary report.</p> <p>Process load calculations</p> <p>Signed letter template.</p>	<p>Schematic Design</p> <p>Design Development</p> <p>Construction Documents</p>
<p>EAc2: On-Site Renewal Energy (LEED 2009) or</p> <p>EAc5 Renewable Energy Production (LEED Version 4)</p>	<p>Description of proposed renewable energy strategy to achieve 2 points.</p> <p>If 2 points are not feasible, describe why and identify increased building energy performance (EAc1) targeted in lieu.</p> <p>Show relevant drawings, illustrations, and specifications.</p>		<p>Schematic Design</p> <p>Design Development</p> <p>Construction Documents</p>
<p>EAc5 Measurement and Verification (LEED 2009) or</p>	<p>EAc5 (LEED 2009)</p> <p>Describe high-level Measurement and Verification strategy to monitor predicted and actual performance and resolve any discrepancies.</p>	<p>EAc5 (LEED 2009)</p> <p>Measurement and Verification Plan.</p> <p>Measurement and Verification results at the 1 year post-construction occupancy period.</p>	<p>Design Development</p>

Table 2: MGBR Version #2.1 Presentation and Documentation Requirements			
MGBR Requirement	Discussion Points to Include in Presentation	Documentation Requirements	Presentation Stage
EAc3: Advanced Energy Metering (LEED Version 4)	EAc3 (LEED Version 4) Strategy for installing advanced energy metering to track building-level and system-level energy use.	EAc3 (LEED Version 4) Relevant drawings, illustrations, and specifications.	
2. Smart Building	Strategy for independent suite metering for energy, water and gas, performance tracking, support to the WTIC network, and data collection. Show relevant drawings, illustrations, and specifications.		Design Development
3. Electric Vehicle Infrastructure	Strategy for EV infrastructure and metering, including proposed location. Show relevant drawings, illustrations, and specifications.		Construction Documents
4. Green Roof	Green Roof strategy, including: <ul style="list-style-type: none"> ➤ Percentage of roof covered by a Green Roof ➤ Proposed outdoor amenity space ➤ Structure for intensive green roof ➤ Strategies implemented to support the health and longevity of the green roof Show roof plan.	A roof plan, sections and specifications that clearly identify percentage of green roof coverage and that confirm the structure can accommodate an intensive green roof. Drawings must be engineer-stamped.	Schematic Design Design Development Construction Documents

Table 2: MGBR Version #2.1 Presentation and Documentation Requirements

MGBR Requirement	Discussion Points to Include in Presentation	Documentation Requirements	Presentation Stage
5. Engagement and Support	<p>Content to be provided in operating manuals, signage, support material for service contracts, and instructions to condominium corporation on consumption based billing.</p> <p>For commercial buildings, provide strategy for establishing a green team post-occupancy that meets twice each year to discuss opportunities to improve building performance and puts in place implementation strategies</p>		Design Development
6. Bicycle Parking and Storage	<p>Bicycle parking and storage strategy and locations.</p> <p>A parking plan and architectural drawings for any outdoor structure.</p>		Schematic Design Design Development
7. Waste Management	Proposed collection and storage strategy for waste streams.		Schematic Design
8. District Energy	Arrangements to connect project with district energy facility, if applicable.		Schematic Design
9. High-Efficiency Appliances	Acknowledgement that Energy Star rated appliances will be supplied.	Relevant specifications and / or cut-sheets.	Design Development

Table 2: MGBR Version #2.1 Presentation and Documentation Requirements

MGBR Requirement	Discussion Points to Include in Presentation	Documentation Requirements	Presentation Stage
10. Community Integration	<p>Strategies employed at the site to encourage sustainable communities.</p> <p>How potential resources such as waste heat can be shared between buildings.</p> <p>Features connecting project to the surrounding natural and built environment.</p> <p>LEED-ND design considerations.</p>		Detailed Design
11. Long-term Flexibility	<p>Details on long-term flexibility</p>	<p>Section drawings showing slab-to-slab heights for:</p> <ul style="list-style-type: none"> ➤ Ground floor; ➤ Typical floor; and ➤ Above grade parking. <p>Relevant drawings, illustrations, and specifications showing that the building uses a column and slab structural system.</p>	<p>Schematic Design</p> <p>Design Development</p> <p>Construction Documents</p>
12. Integrated Design Process	<p>Approach to the Integrated Design Process, planned activities, and outcomes.</p> <p><i>Responsible person must attend all Design Review Panel presentations to speak to this process.</i></p>	<p>IDP report including target credits for achieving LEED Gold. The report should also indicate key activities, outcomes, as well as examples of issues that were raised and how creative solutions were devised as a result of the IDP.</p> <p>Signed letter template.</p>	<p>Conceptual Design</p> <p>Schematic Design</p> <p>Design Development</p> <p>Construction Documents</p>
MGBR summary table (please see below)			<p>Conceptual Design</p> <p>Schematic Design</p>

Table 2: MGBR Version #2.1 Presentation and Documentation Requirements			
MGBR Requirement	Discussion Points to Include in Presentation	Documentation Requirements	Presentation Stage
			Design Development Construction Documents
	Additional non-regulatory sustainability measures being incorporated into the project.		Schematic Design Design Development Construction Documents

If design modifications are made to a building that impact an MGBR, those changes must be reflected at the next milestone presentation (regardless of whether that MGBR is scheduled to be presented).

Waterfront Toronto may request details on any requirement at any presentation stage or project milestone.

Refer to the MGBR for full details on requirements and to the Design Review Panel Bylaw for presentation requirements.

MGBR Summary Table (to be included in each Design Review Panel presentation)

Minimum Green Building Requirements	Summary of Minimum Green Building strategy
1. LEED Gold Certification	
2. Smart Building	
3. Electric Vehicle Infrastructure	
4. Green Roof	
5. Engagement and Support	
6. Bicycle Parking and Storage	
7. Waste Management	
8. District Energy (if applicable)	
9. High Efficiency Appliances	
10. Community Integration	
11. Long-Term Flexibility	
12. Integrated Design Process	