

SETTLEMENT SET



STARKLANDS

0, 119-125, 144, 160, & 200 BENNY STARK STREET
116-122 TURNBERRY AVENUE

Settlement Set	December 5, 2025
OPA & ZBA Resubmission	September 12, 2025
Initial Site Plan Control Application	April 29, 2022
Draft Plan of Subdivision, OPA & ZBA	October 14, 2021

Client

Benny Stark Limited

119 Benny Stark Street,
Toronto, ON M6N 3N4

Consultant Team

TACT Architecture Inc.

660R College Street [rear lane],
Toronto, ON M6G 1B8

Palacio Land Development Strategies Inc. (Cesar Palacio)

1800 Lawrence Ave W
North York, ON M6L 1E2

SGL Planning & Design Inc.

1547 Bloor St W
Toronto, ON M6P 1A5

Thomson Rogers Lawyers

390 Bay St. Suite 3100
Toronto, ON M5H 1W2

DG Transportation Planning Services (Dominic Gulli)

296 Mill Road, Suite A-10
Etobicoke, ON M9C 4X8

Nextrans - Engineering Consultants

520 Industrial Pkwy S #201
Aurora, ON L4G 6W8

Lithos Group Inc.

150 Bermondsey Rd Unit #200
North York, ON M4A 1Y1

RWDI

625 Queen Street West
Toronto, Ontario, Canada M5V 2B7

Cohen & Master

42 Guardsman Rd
Thornhill, ON L3T 6L4

Valcoustics Canada Ltd.

30 Wertheim Ct
Richmond Hill, ON L4B 1B9

WSP / Golder Associates Ltd.

20 Queen St. W Suite 2300
Toronto, ON M5H 3R3

Ecovert Sustainability Consultants

55 Ormskirk Ave #100
Toronto, ON M6S 4V6

AMICK Consultants Ltd.

380 Talbot St
Port McNicoll, ON L0K 1R0

Speight, Van Nostrand & Gibson Limited

750 Oakdale Rd
North York, ON M3N 2Z4

Altus Group Limited

500-33 Yonge St
Toronto, ON M5E 1G4

Stephenson Engineering

2550 Victoria Park Ave #602
North York, ON M2J 5A9

Smith + Andersen

100 Sheppard Ave E
North York, ON M2N 6N5

Drawing List

Overall Site	A001 - A013
Block 01	A101 - A111
Block 02	A201 - A217
Block 03	A301 - A320
Block 04	A401 - A420
Sun Studies	A501 - A503

TACT
ARCHITECTURE

SURVEYOR'S REAL PROPERTY REPORT
PLAN OF SURVEY WITH TOPOGRAPHY OF
PART OF LOT 35
CONCESSION 3, FROM THE BAY
CITY OF TORONTO
SCALE 1 : 350

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
2020

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PART 2 - REPORT SUMMARY

DESCRIPTION OF LAND
BEING PART OF LOT 35, CONCESSION 3, FROM THE BAY, KNOWN AS MUNICIPAL Nos. 121, 123, 125, 124, 160 AND 200 BENNY STARK STREET AND Nos. 121, 123, 125, 112, 114, 116, 118, 120 AND 122 TURNBERRY AVENUE, CITY OF TORONTO.
REGISTERED EASEMENTS AND/OR RIGHTS OF WAY
P.L.N. 21358-0002 SUBJECT TO EASEMENT OVER PART 1, PLAN 66R-15937, AS IN INST. No. C578670.
ADDITIONAL REMARKS
P.L.N. 21358-0271 SUBJECT TO SEWER EASEMENT OVER PARTS 4 AND 5, PLAN 63R-3313, AS IN INST. No. C7614547.
PLEASE NOTE THE LOCATIONS OF THE VARIOUS FENCES IN RELATION TO THE PROPERTY BOUNDARIES AS RE-ESTABLISHED.

ELEVATION NOTE

ELEVATIONS ARE DECEMETRIC AND ARE DERIVED FROM THE CITY OF TORONTO BENCHMARK No. C7-35.
LOCATION :
NORTH SIDE OF TURNBERRY AVENUE, EAST OF OLD WESTON ROAD, BENCHMARK AT SOUTHWEST CORNER OF 3 STOREY BRICK SCHOOL BUILDING, 0.08 METRES EAST FROM WEST EDGE OF DOOR PLASTER, 0.41 METRES ABOVE GRADE.
ELEVATION:
PUBLISHED ELEVATION = 123.677 metres.

BEARING NOTE

BEARINGS SHOWN HEREON ARE MTM GRID AND ARE REFERRED TO THE EASTERLY LIMIT OF BENNY STARK STREET AS SHOWN ON PLAN 66R-20576, HAVING A BEARING OF N153°20'N.

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

- | | | |
|---------|---------|--|
| ■ | DENOTES | SURVEY MONUMENT FOUND |
| UT | | SURVEY MONUMENT PLANTED |
| SB | | WITNESS MONUMENT |
| SB | | STANDARD IRON BAR |
| SB | | SHORT STANDARD IRON BAR |
| SB | | IRON BAR |
| SB | | CLIP CROSS |
| CP | | CONCRETE PIN |
| N.S.E.W | | NORTH, SOUTH, EAST, WEST |
| OU | | ORIGIN UNKNOWN |
| C7S | | CITY OF TORONTO SURVEYS |
| LSG | | LAND SURVEY GROUP, O.L.S. |
| SPIN | | SPEIGHT, VAN NOSTRAND & GIBSON LIMITED, O.L.S. |
| UME | | UNWILL, MURPHY AND ESTEN LIMITED, O.L.S. |
| R22 | | SCHAEFER, COLEMAN, BENNETT LIMITED, O.L.S. |
| P1 | | PLAN 66R-20576 |
| P2 | | PLAN 66R-13802 |
| P3 | | PLAN 63R-3944 |
| P4 | | PLAN 63R-3313 |
| P5 | | PLAN 66R-2116 |
| P6 | | PLAN 66R-20299 |
| P7 | | PLAN OF SURVEY BY LAND SURVEY GROUP, O.L.S. |
| P8 | | DATED OCTOBER 24, 2013 |
| P9 | | PLAN 66R-19434 |
| P9 | | UNABLE TO SET MONUMENT DUE TO SITE CONDITIONS |
| MH | | MANHOLE |
| FT | | FINISHED FLOOR |
| WMH | | WATER MANHOLE |
| WELL | | MONITORING WELL |
| CUF | | CUT WIRE-POLE |
| CB | | CATCH BASIN |
| FV | | FIRE HYDRANT |
| WV | | WATER VALVE |
| HB | | HYDRO BOX |
| MET | | METER |
| MP | | WOODEN HYDRO POLE |
| CLS | | CONCRETE LIGHT STANDARD |
| MLS | | METAL LIGHT STANDARD |
| HIT | | HYDRO TRANSFORMER |
| MOH | | WOODEN POST |
| MP | | METAL POST |
| OH | | OVERHEAD WIRE |
| A/C | | AIR CONDITIONER |
| B | | BOLLARD |
| ○ | | DECIDUOUS TREE |
| ⊗ | | CONIFEROUS TREE |
| ■ | | CONCRETE |
| ■ | | BRICK |
| ■ | | GRAVEL |
| ■ | | METAL |
| ■ | | TOP ELEVATION |

NOTE

THIS REPORT CAN BE UPDATED BY THIS OFFICE, HOWEVER NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.
THIS REPORT WAS PREPARED FOR STEPHEN STARK AND ALL OTHER PARTIES TO THE TRANSACTION.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT :
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 - THE SURVEY WAS COMPLETED ON JUNE 16, 2020.

DATE : JUNE 23, 2020

M. Demarco
MICHAEL DEMARCO
ONTARIO LAND SURVEYOR

SPEIGHT, VAN NOSTRAND & GIBSON LIMITED
ONTARIO LAND SURVEYORS
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TEL: 416 749-5700/7884 FAX: 416 749-7886
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ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2127555

DRAWN :	M.D./M.M.	FILE NAME :	A2000052.DWG
CHECKED :	M.D.	PLOT SCALE :	NET: 1=0.35
JOB No. :	200-0052	PLOTTED :	
REF. No. :	365-Con 3	UPDATED :	

THIS PLAN IS NOT VALID UNLESS IT IS IN CONFORMITY WITH THE REGULATIONS MADE UNDER THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
Regulation 1105, Section 26(3)

365-Con 3

TACT Architecture Inc
6059 College Street (East-End)
Toronto Ontario M6G 1B8
416-516-1949
info@tactarchitecture.com

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Use: Starklands Master 7.0 pth

Starklands
0, 119-125, 144, 160, & 200
Benny Stark Street
116-122 Turnberry Avenue

Benny Stark Limited

Sheet title

Survey

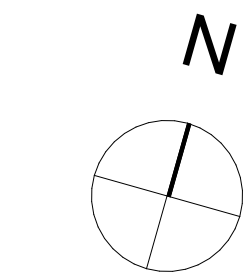
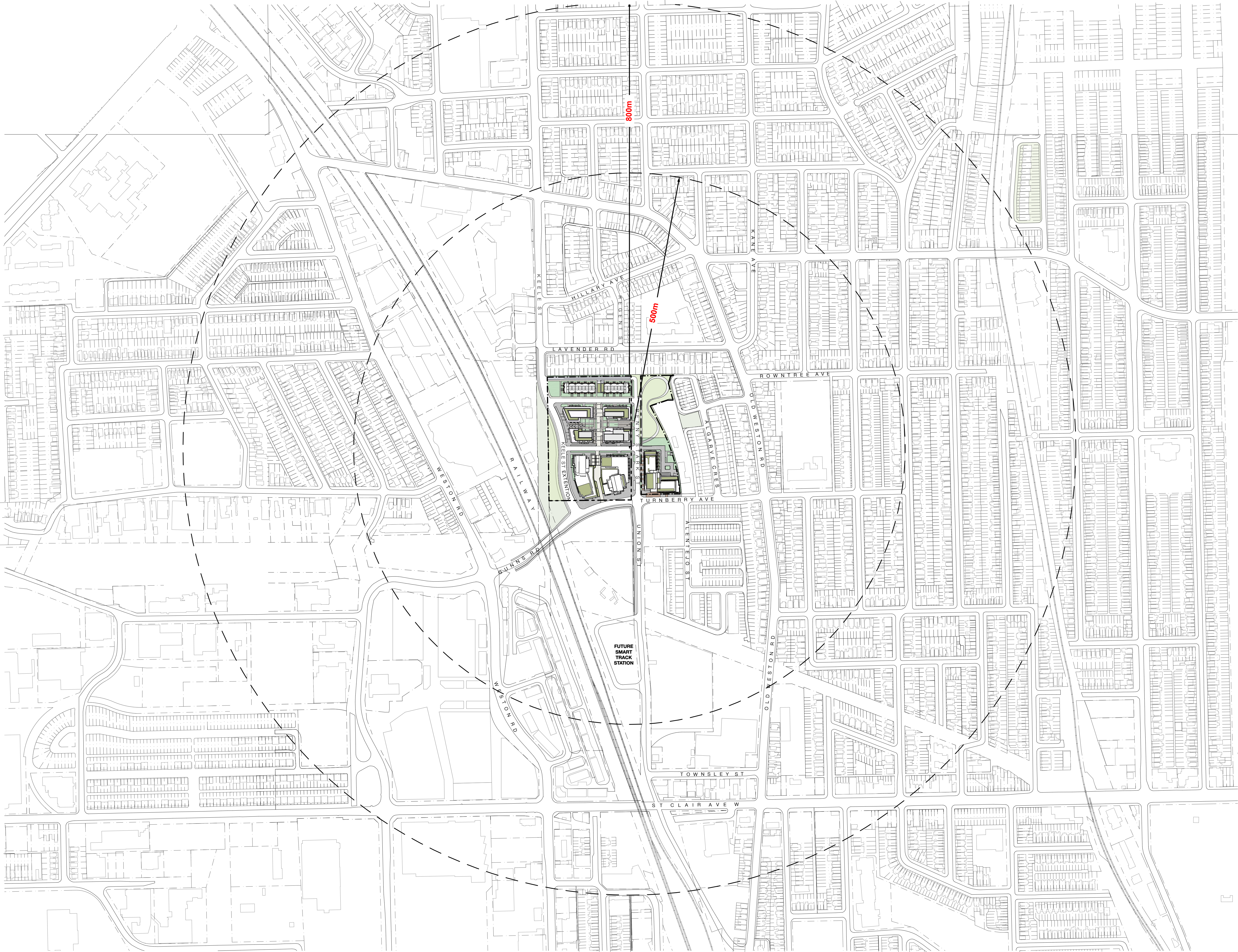
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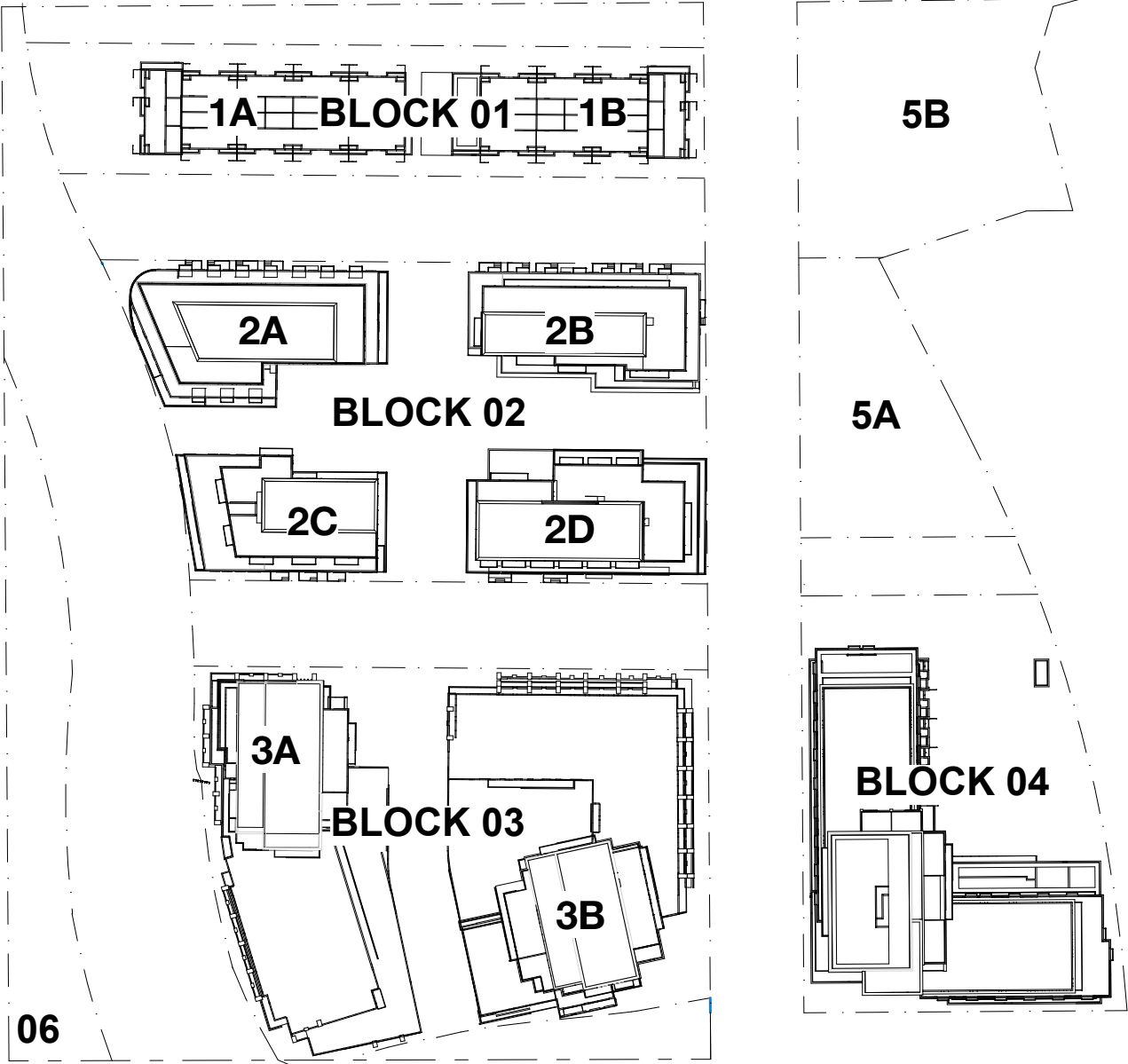
HG, RD, AG PJ

Friday, December 5, 2025

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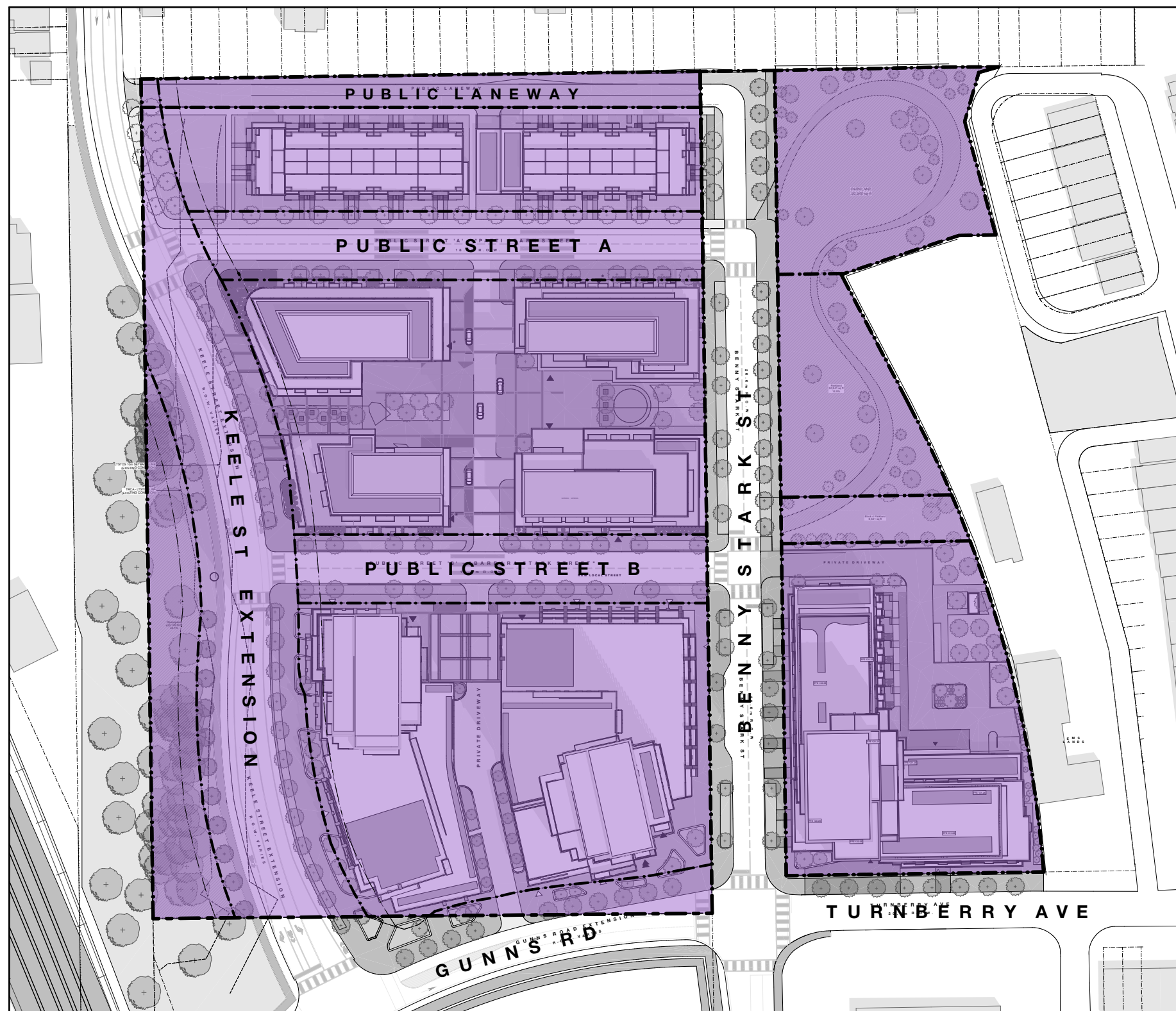




KEY PLAN

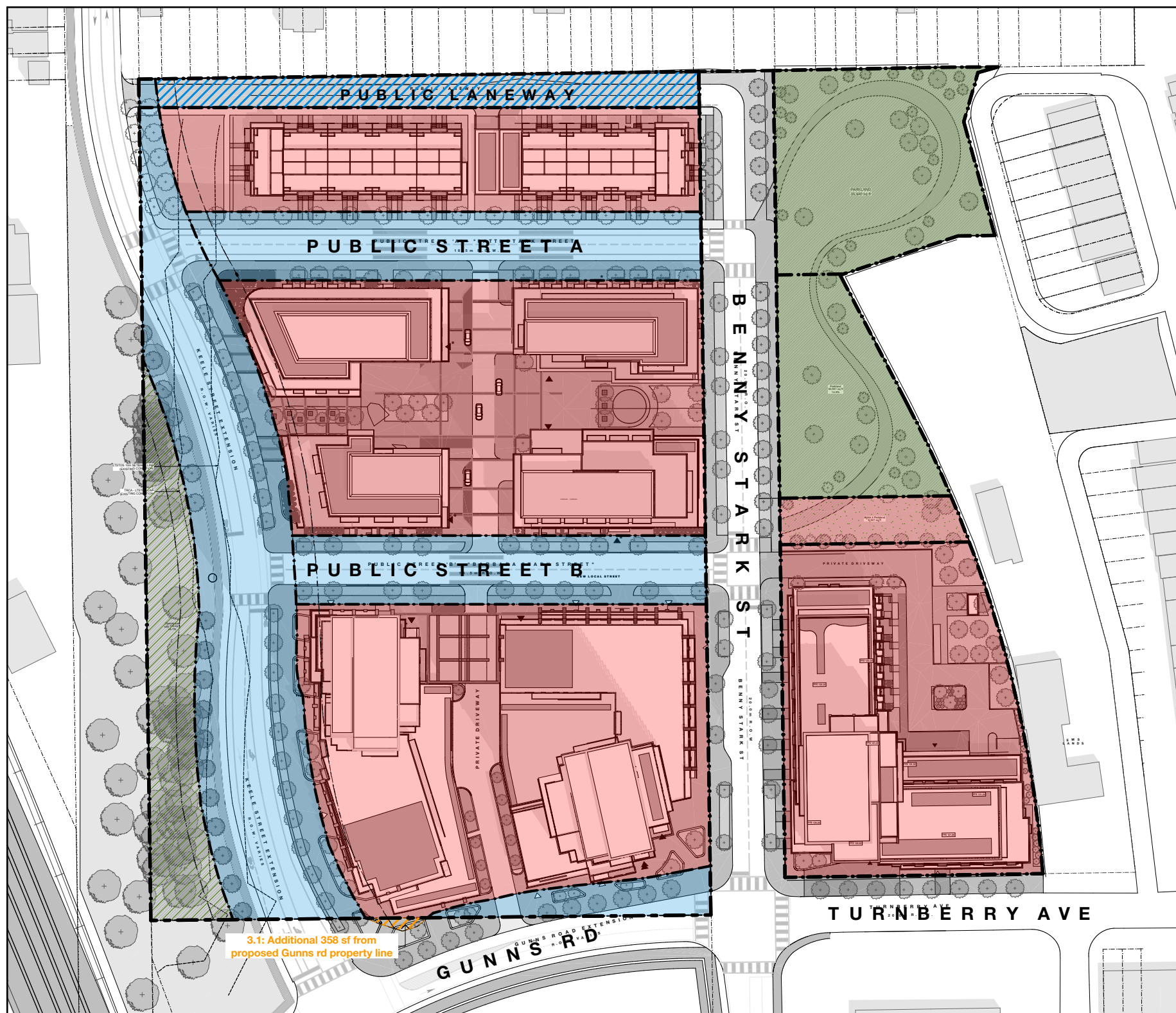
STATISTICS SUMMARY

MUNICIPAL ADDRESS					119 - 144 BENNY STARK ST, 116-122 TURNBERRY AVE					TOTAL GFA		188,764	sm	FSI [Gross Site Area]		4.18	x	TOTAL UNITS		2,516
GROSS SITE AREA					45,182	sm	4.52	ha	11.16	ac										
PUBLIC ROADS					11,932	sm	1.19	ha	2.95	ac										
NET SITE AREA					31,379	sm	3.14	ha	7.75	ac										
PARKLAND (5)					4,733	sm	0.47	ha	1.17	ac										
OPENSPACE (6)					1,870	Sm	0.19	Ha	0.46	ac										
BLOCK					1			2			3			4			TOTAL			
					TOWNS			MID RISE + TOWER			MID RISE + TOWERS			MID RISE + TOWER						
					3 STOREY			22 & 28 STOREYS			48 & 40 STOREYS			29 STOREYS						
NET BLOCK AREA				sm	4,009			8,111			8,325			6,203			26,648 sm			
TOTAL GROSS FLOOR AREA				sm	5,936			57,774			89,985			35,070			188,764 sm			
RESIDENTIAL GFA				sm	5,936			54,372			85,536			33,513			179,357 sm 95.0%			
NON-RES GFA *				sm				3,403			4,448			1,557			9,408 sm 5.0%			
ESTABLISHED GRADE				m	Varies			119.90			119.33			121.09						
MAXIMUM HEIGHT				m	13.00			94.35			156.42			95.26						
				storeys	3			28			48			29						
FSI [GROSS SITE AREA]																	4.18 x			
FSI [NET BLOCK AREA]				x	1.48			7.12			10.81			5.65						
UNITS					34			804			1,220			458			2,516 Units			
1 BR					-			405		50%	695		57%	217		47%	1,317 52%			
2 BR					-			303		38%	412		34%	198		43%	913 36%			
3 BR					34		100%	96		12%	113		9%	43		9%	286 11%			
INDOOR AMENITY SPACE				sm	-			2,035			2,443			923			5,401 sm			
OUTDOOR AMENITY SPACE				sm	-			1,277			2,449			919			4,645 sm			
VEHICLE PARKING					REQUIRED PROVIDED			REQUIRED PROVIDED			REQUIRED PROVIDED			REQUIRED PROVIDED			REQUIRED PROVIDED			
					1 level of Parking			1 level of Parking			2 Levels of Parking			1 Level of Parking						
VISITOR 2 + 0.05 SPACE/UNIT					0	5		42	42		64	64		24	24		130	135		
RESIDENTIAL - 0 SPACE/UNIT					0	64		0	108		0	270		0	91		0	533		
RETAIL 1.00 SPACE/100m2								11	11		26	26		16	16		52	53		
TOTAL PARKING					0	69		53	161		90	360		40	131		183	721		
EVSE (included in total parking)				0.2				32	32		72	72		26	26		130	130		
BICYCLE PARKING					REQUIRED PROVIDED			REQUIRED PROVIDED			REQUIRED PROVIDED			REQUIRED PROVIDED			REQUIRED PROVIDED			
LONG TERM					0	0		730	745		1,103	1,144		416	416		2,249	2,305		
SHORT TERM					0	0		94	93		134	138		54	54		282	285		
TOTAL					0	0		824	838		1,237	1,282		470	470		2,531	2,590		
Notes:																				
1. All GFA numbers calculated per bylaw 569-2013.																				
2. See submitted draft zoning bylaw for total GFA proposed.																				
3. All areas in square meters and rounded to the nearest whole number.																				
4. Established grade/ FFE Per block determined as per bylaw 569-2013																				
5. * Non-Res includes Non-res, Daycare and Flex Commercial / Living uses. Refer to individual blocks for specific breakdown.																				



2 Gross Site Area

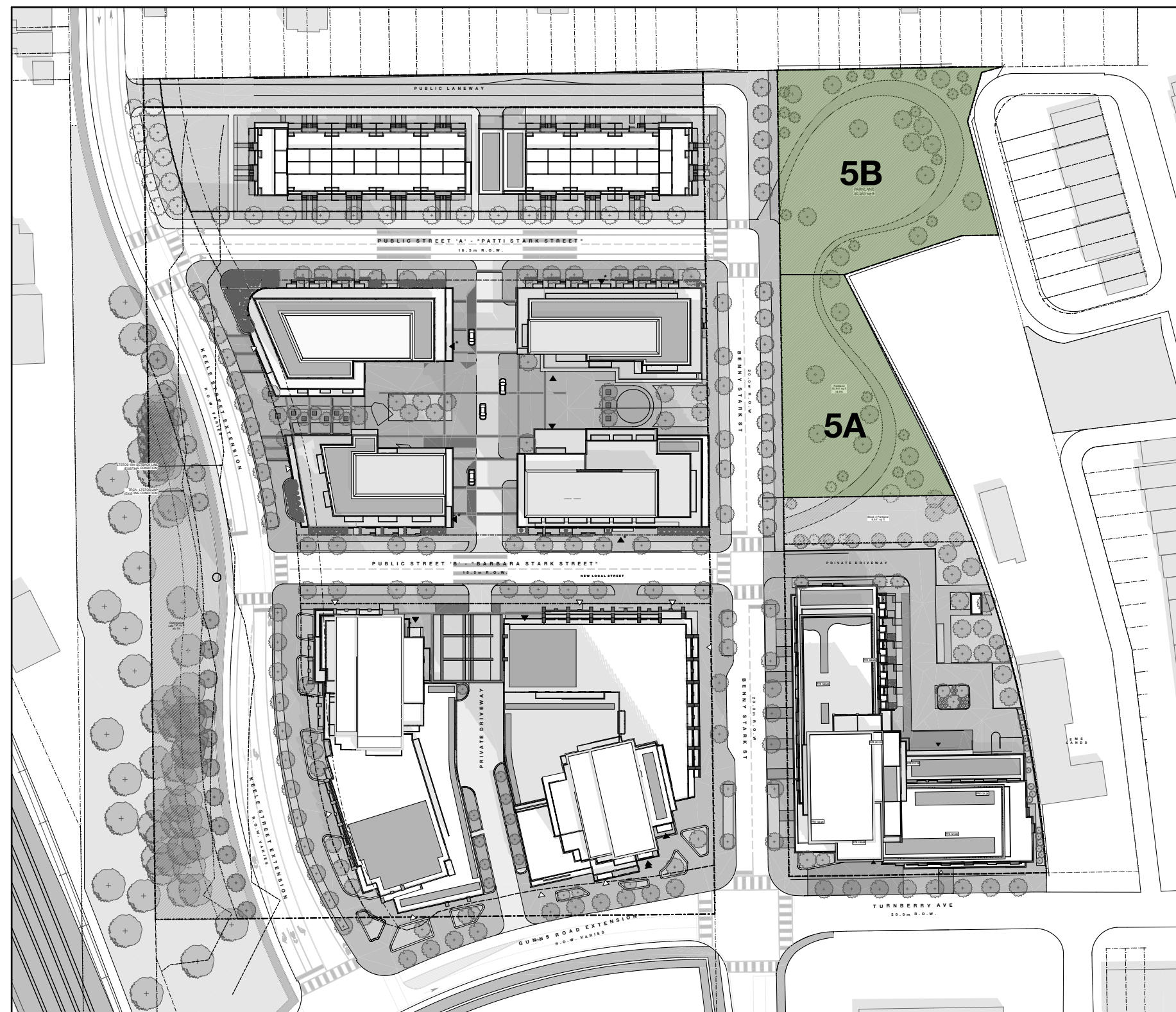
GROSS SITE AREA	486,335	sf
NET SITE AREA	337,765	sf
BLOCK AREA	286,823	sf
TOTAL PUBLIC STREETS & LANEWAY	128,440	sf
PUBLIC STREETS	114,726	sf
PUBLIC LANEWAY	13,714	sf
GREEN SPACE		
5. PARKLAND	50,942	sf
6. OPENSACE	20,130	sf
BLK 4 PARKLAND DEDICATION		



2 Net Site Area

Blocks	Land Use	square feet	Square meters	Hectares
1	Lowrise Residential	43,136	4,007	0.401
2	Highrise and midrise	87,307	8,111	0.811
3	Highrise and midrise	89,608	8,325	0.832
3.1	Gunns Road Extension Proposed property line	359	33	0.003
4	Highrise and Midrise with Parkland Dedication	66,772	6,203	0.620
5	Park Dedication	50,942	4,733	0.473
6	Adjacent Openspace	20,130	1,870	0.187
Keele St Ext.	Public Road	59,547	5,532	0.553
Gunns Rd Ext.	Public Road	6,277	583	0.058
Street A	Public Road	26,822	2,492	0.249
Street B	Public Road	22,080	2,051	0.205
Public Laneway	Public / Private Road	13,714	1,274	0.127
GROSS SITE AREA		486,335	45,182	4.518
NET SITE AREA		337,765	31,379	3.138
BLOCK AREA		286,823	26,647	2.665
TOTAL PUBLIC STREETS & LANEWAY		128,440	11,932	1.193
TOTAL PARKLAND DEDICATION (Park Dedication for Block 4 is separate / stand-alone)		50,942	4,733	0.473

PARKLAND BREAKDOWN



3 Parkland Dedication Breakdown

PROPORTIONAL BREAKDOWN OF NET SITE AREAS			
BLK 1 + 2 NET BLOCK AREA:	43,136 sf + 87,307 sf =	130,443 sf	(59.3% of total)
BLK 3 NET BLOCK AREA:		89,608 sf	(40.7% of total)
Total Net Area of BLK 1, 2, & 3:		220,051 sf	

PARKLAND DEDICATION BREAKDOWN BY NET AREAS			
TOTAL PARKLAND AREA (BLK 5):		50,942 sf	
PARKLAND DEDICATION BASED ON %:		30,209 sf	BLOCK 5B
PARKLAND DEDICATION BASED ON %:		20,733 sf	BLOCK 5A