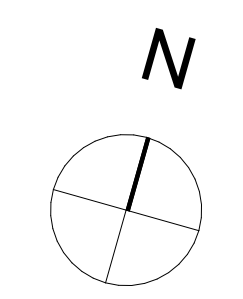


Date	Revision
2021.10.13	DPS, OPA, ZBA
2025.09.12	OPA ZBA Resubmission
2025.12.05	Settlement Set



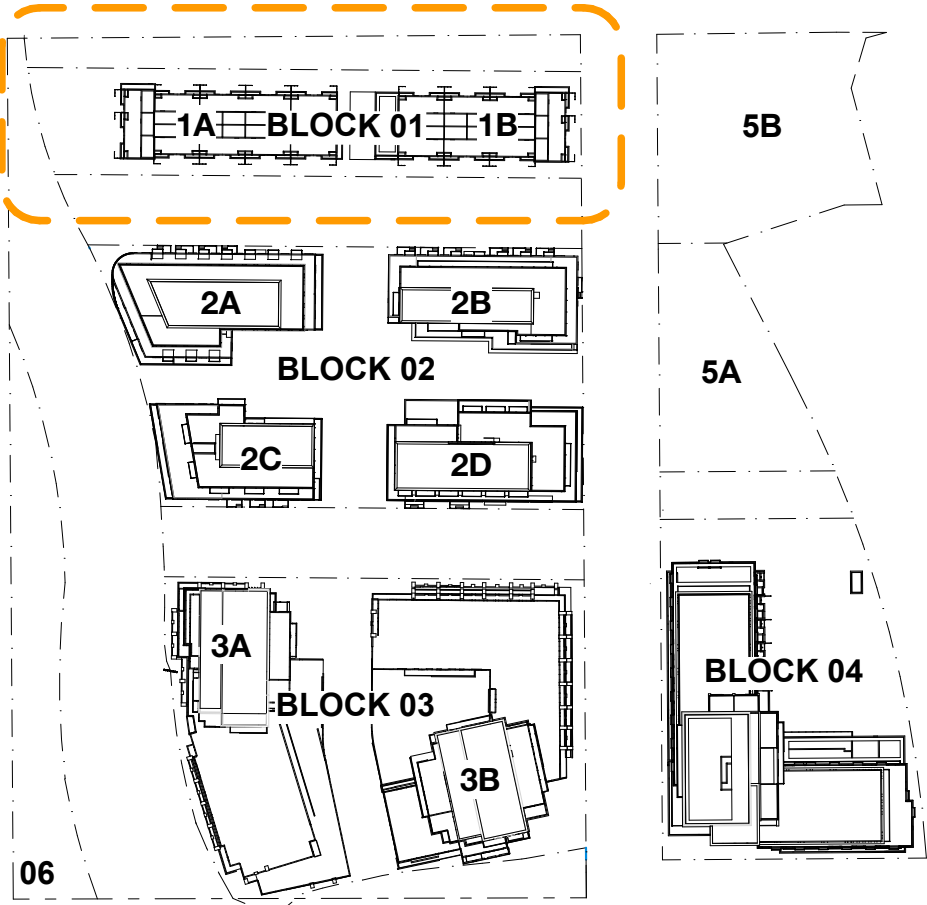
CT Architecture Inc
R College Street (Rear Lane)
into Ontario M6G 1B8
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@factarchitecture.com

Starklands Master 7.0 pin

Ground Floor

own by	checked by
G, RD, AG	PJ
due date	
day, December 5, 2025	
500	
number	
07	

013



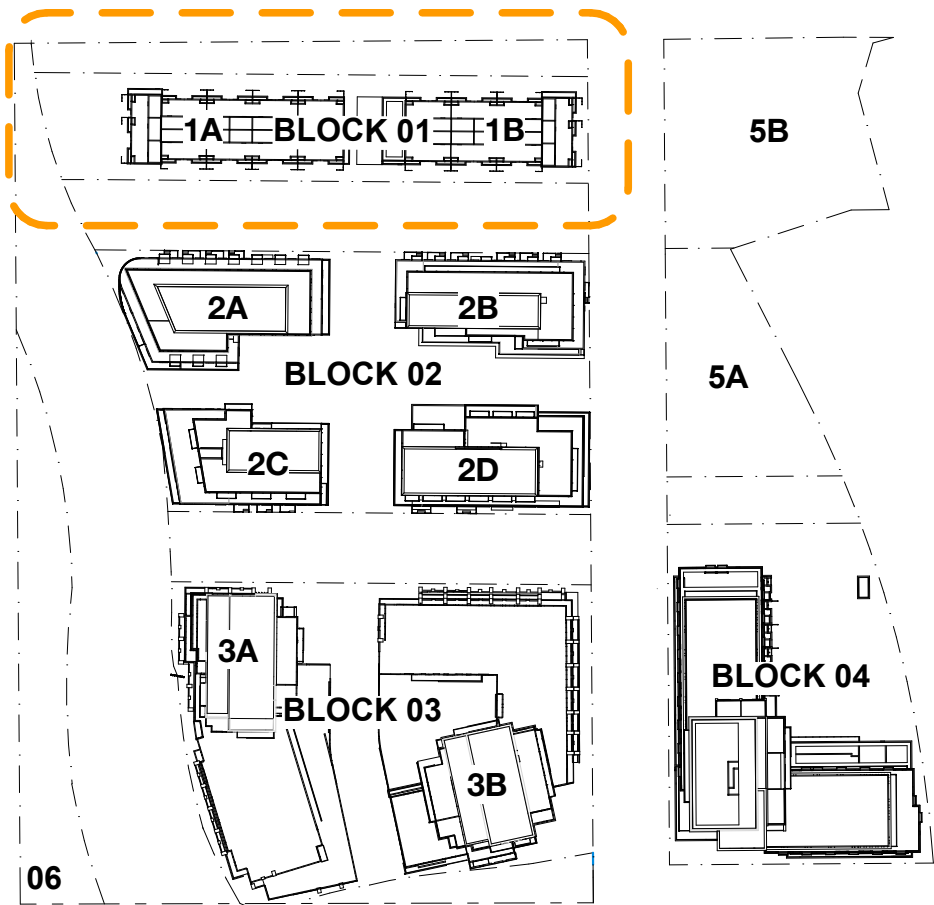
KEY PLAN

GENERAL PROJECT DESCRIPTION		PROPOSED
Total Gross Floor Area		5,936
Breakdown of project components (m²)		
Residential		5,936
Retail		
Commercial (Office)		
Industrial		
Institutional / Other		
Total number of residential units		34

AUTOMOBILE INFRASTRUCTURE	REQUIRED	PROPOSED	PROPOSED (%)
Number of Parking Spaces	0	69	
Number of parking spaces dedicated for priority LEV parking	0	0	
Number of parking spaces with EVSE	14	14	
CYCLING INFRASTRUCTURE	REQUIRED	PROPOSED	PROPOSED (%)
Number of long-term bicycle parking spaces (residential)	0	0	
Number of long-term bicycle parking spaces (all other uses)	0	0	
Number of long-term bicycle parking spaces (all uses) located on:	0	0	
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			
Number of short-term bicycle parking spaces (residential)	0	0	
Number of short-term bicycle parking spaces (all other uses)	0	0	
Number of male shower and change facilities (non-residential)	-	-	
Number of female shower and change facilities (non-residential)	-	-	
TREE PLANTING AND SOIL VOLUME	REQUIRED	PROPOSED	PROPOSED (%)
Total Soil Volume (40% of the site area / 66 m2 x 30 m3)			

STATISTICS SUMMARY - BLOCK 01

MUNICIPAL ADDRESS		119 - 144 BENNY STARK ST, 116-122 TURNBERRY AVE		
TOTAL GROSS FLOOR AREA	sm	5,936.0	sf	63,895
FSR (NET SITE AREA)	x	1.481		
TOTAL UNITS	units	34		
GROSS BLOCK AREA	sm	5,283.1	sf	56,867
PUBLIC LANEWAY AREA	sm	1,274.1	sf	13,714
NET BLOCK AREA	sm	4,009.0	sf	43,153
GROSS RES. CONSTRUCTION AREA	sm	7,938.2	sf	85,446
U/G PARKING AREA	sm	2,949.6	sf	31,749
TOTAL GROSS FLOOR AREA	sm	5,936.0	sf	63,895
BLDG 1A	sm	3,135.8	sf	33,754
BLDG 1B	sm	2,800.2	sf	30,141
TOTAL SALEABLE AREA	sm	7,479.8	sf	80,512
RESIDENTIAL SALEABLE	sm	7,479.8	sf	80,512
MAXIMUM HEIGHT				
BLDG 1A (EST. GRADE: 119.14m)	m	9.75	st	3ST
BLDG 1B (EST. GRADE: 120.62m)	m	10.93	st	3ST
TOTAL BUILDING FOOTPRINT	sm	2,034.1	sf	21,895
LOT COVERAGE	%	38.5%		
VEHICLE PARKING RATES		REQUIRED		PROVIDED
VISITOR		0		5
RESIDENTIAL		0		64
TOTAL VEHICULAR PARKING		0		69
Notes:				
1. All areas in square feet are rounded to the nearest whole number.				



KEY PLAN

SITE PLAN NOTES

TYPE G LOADING SPACE

LOADING SPACE AND ALL DRIVEWAYS AND PASSAGEWAYS PROVIDING ACCESS THERETO SHALL BE CONSTRUCTED TO THE REQUIREMENTS OF THE OSC, INCLUDING ALLOWANCE FOR CITY OF TORONTO BULK LIFT AND REAR BIN LOADING WITH IMPACT FACTORS (5% UP TO 15 KM/H AND 30% FOR HIGHER SPEEDS) WHERE THEY ARE TO BE BUILT AS SUPPORTED MEMBERS. THE STRUCTURE SHALL BE DESIGNED TO SAFELY SUPPORT A COLLECTION VEHICLE WEIGHING 35,000 KG.

ALL DRIVEWAYS THAT THE COLLECTION VEHICLE WILL USE IN ORDER TO ACCESS THE HOLDING SPACE WILL HAVE A MINIMUM OVERHEAD TRAVELLING CLEARANCE OF AT LEAST 4.4 M AND WILL NOT HAVE A SLOPE GREATER THAN 8%. LOADING SPACE TO BE CONSTRUCTED OF MINIMUM 8" REINFORCED CONCRETE AND SHALL NOT HAVE A SLOPE OF MORE THAN 2% AND HAVE MINIMUM CLEAR VERTICAL CLEARANCE OF 6.1 M.

THE COLLECTION VEHICLE (2.4 M WIDE X 12 M LENGTH) MOVEMENTS WILL HAVE TURNING RADIUS OF 9.5 M INSIDE AND 14 M OUTSIDE. LOADING VEHICLE TO ENTER AND EXIT THE SITE IN A FORWARD MOTION. PROVIDE ACCEPTABLE WARNING SIGNS AT TOP AND BOTTOM OF RAMP TO ALERT MOTORISTS TO THE PRESENCE OF LOADING VEHICLES.

WASTE AND RECYCLING

ALL NON-RESIDENTIAL BINS ARE TO BE INDIVIDUALLY LABELLED (PRINTED OR STENCILLED LETTERING RANGING IN HEIGHT FROM 0.15 M TO 0.30 M) AS "FOR NON-RESIDENTIAL USE ONLY".

WASTE STORAGE ROOMS EQUIPPED WITH A COMPACTOR WILL HAVE RESTRICTED ACCESS.

REFUSE GENERATED BY THE RETAIL UNIT(S) MUST BE STORED SEPARATELY FROM THE RESIDENTIAL COMPONENT AND BE COLLECTED BY A PRIVATE REFUSE COLLECTION FIRM AT NO EXPENSE TO THE CITY.

A DESIGNATED ON-SITE FULLY TRAINED BUILDING MAINTENANCE PERSON MUST BE PRESENT DURING PICKUP TO MOVE BINS FROM STORAGE AREA TO STAGING AREA AND ALSO ACT AS FLAGMAN WHEN PICKUP VEHICLE IS MANOEUVRING. IN THE EVENT THE STAFF PERSON IS NOT AVAILABLE, THE COLLECTION VEHICLE WILL LEAVE THE SITE AND NOT RETURN UNTIL THE NEXT SCHEDULED COLLECTION DAY.

NOTE: MANAGE CONSTRUCTION WASTE IN ACCORDANCE WITH I. REG. 103/94, TIER 2 REQUIREMENT. DIVERT AT LEAST 75% OF TOTAL CONSTRUCTION AND DEMOLITION MATERIALS.

GRADING

ALL GRADES AND FINISHED FLOOR ELEVATIONS SUBJECT TO REVIEW AND APPROVAL BY CIVIL ENGINEERS.

ECOLOGY CONSIDERATIONS

GLASS REFLECTIONS SHALL BE MITIGATED FOR THE FULL HEIGHT OF BUILDINGS.

EXTERIOR LIGHTING FIXTURES SHALL BE SHIELDED AND DIRECTED DOWNWARD TO MINIMIZE LIGHT POLLUTION.

ALL GRATES TO HAVE MAX. OPENINGS 2 CM X 2 CM.

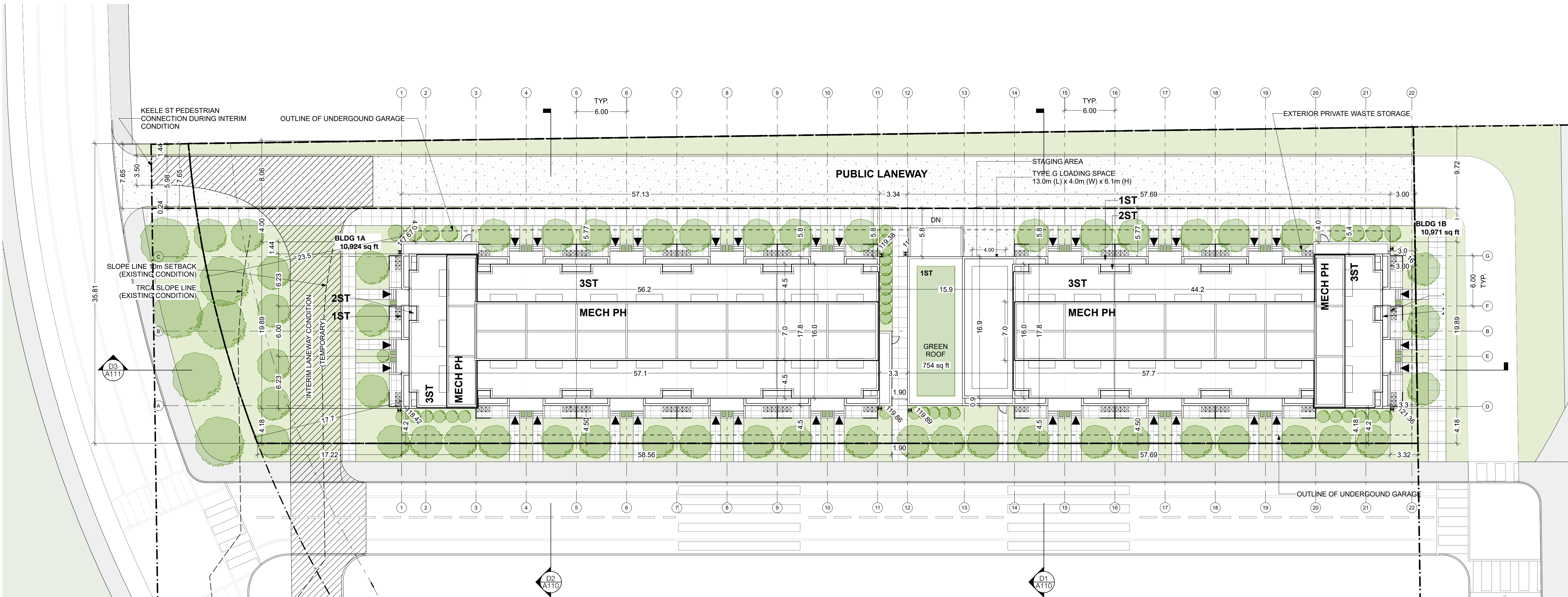
VEHICULAR PARKING SPACES

ALL STANDARD PARKING SPACES TO BE 2.6 M X 5.6 M. ALL "SMALL CAR" PARKING SPACES TO BE 2.9 M X 5.2 M. ALL "ACCESSIBLE" PARKING SPACES TO BE 3.4 M X 5.6 M PLUS 1.5 M WIDE AISLE ADJACENT TO SPACE.

NO OBSTRUCTIONS PERMITTED WITHIN 0.3 M FROM SIDE OF SPACE GREATER THAN 1M IN LENGTH FROM FRONT OR REAR.

BICYCLE PARKING

TYPICAL BICYCLE PARKING SPOT - 1.8 X 0.6 X 2.0 HIGH
WALL MOUNT VERTICAL BICYCLE PARKING SPOT - 1.2 X 0.6 X 2.4 HIGH



1 ROOF PLAN
SCALE: 1:250

Revision	No.	Date	Revision
01	2021.10.13	DPS, OPA, ZBA	
02	2022.04.29	Initial SPA	
03	2025.09.12	OPA ZBA Resubmission	
04	2025.12.05	Settlement Set	
05			

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File: Starklands BLK 1 v13.0.pdf

Project:
Starklands - Block 4
0, 119-125, 144, 160, & 200
Benny Stark Street
116-122 Turnberry Avenue
Client:
Benny Stark Limited

Sheet title:
Site Plan / Roof Plan

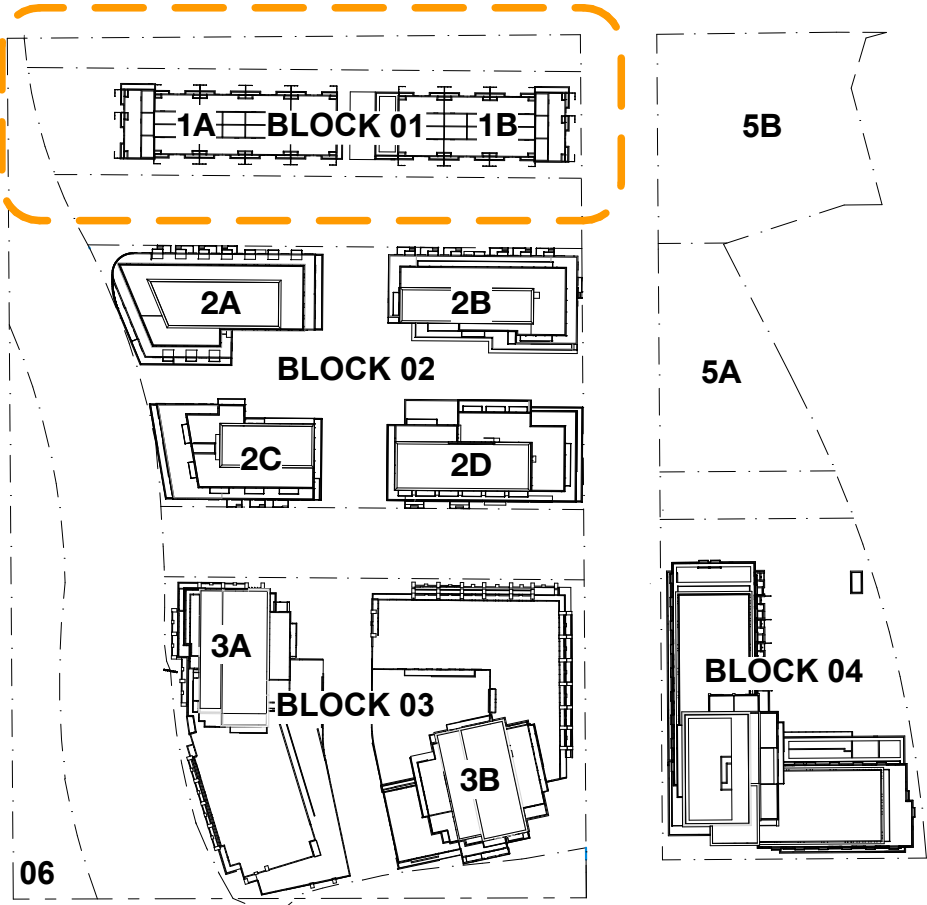
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checked by
PJ

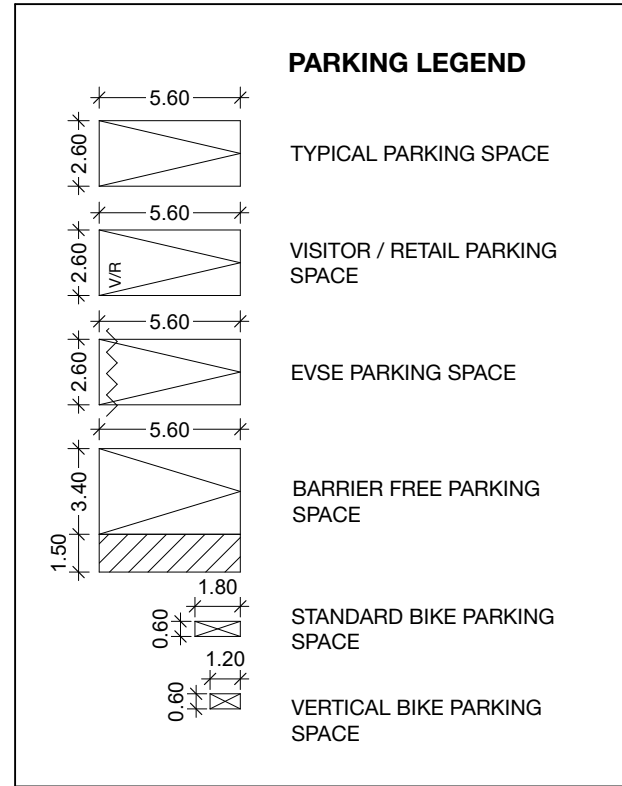
Issue date:
Friday, December 5, 2025

Scale:
1:250

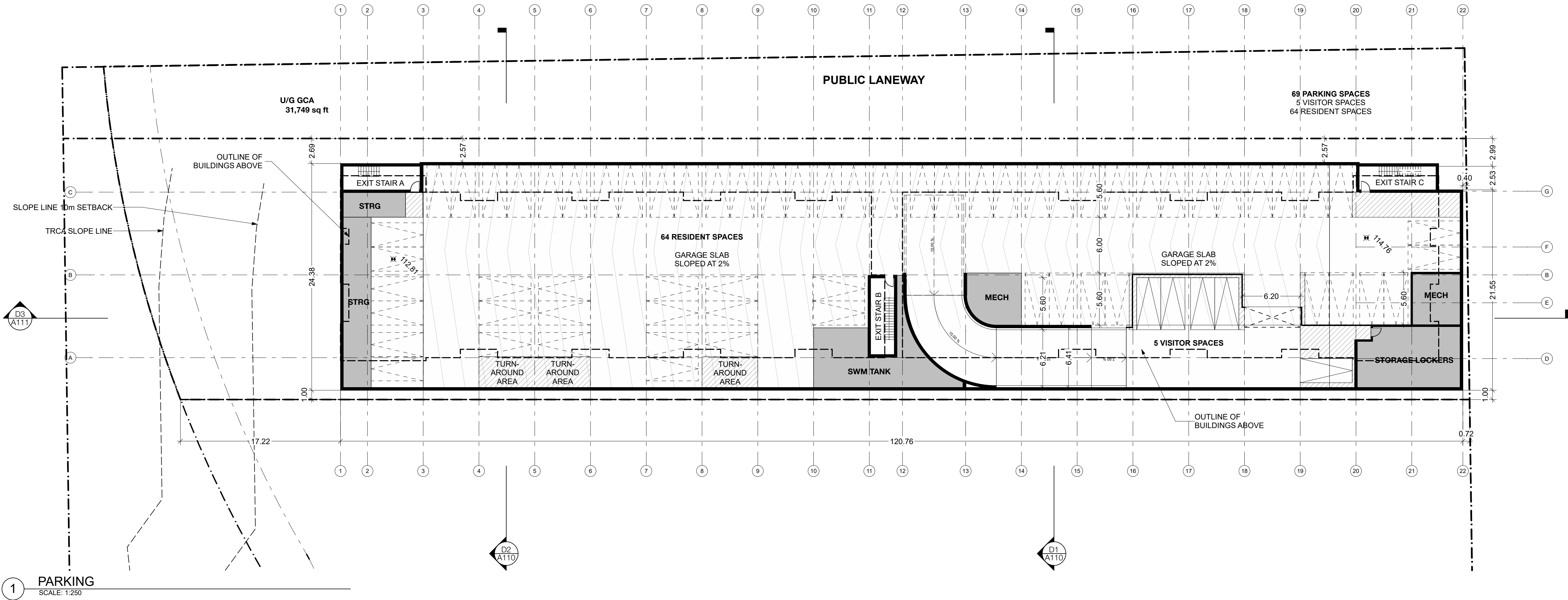
Job number:
2007



KEY PLAN



0 LEGEND
SCALE: 1:300



Revision:		Revision
No.	Date	
01	2021.10.13	DPS, OPA, ZBA
02	2022.04.29	Initial SPA
03	2025.09.12	OPA ZBA Resubmission
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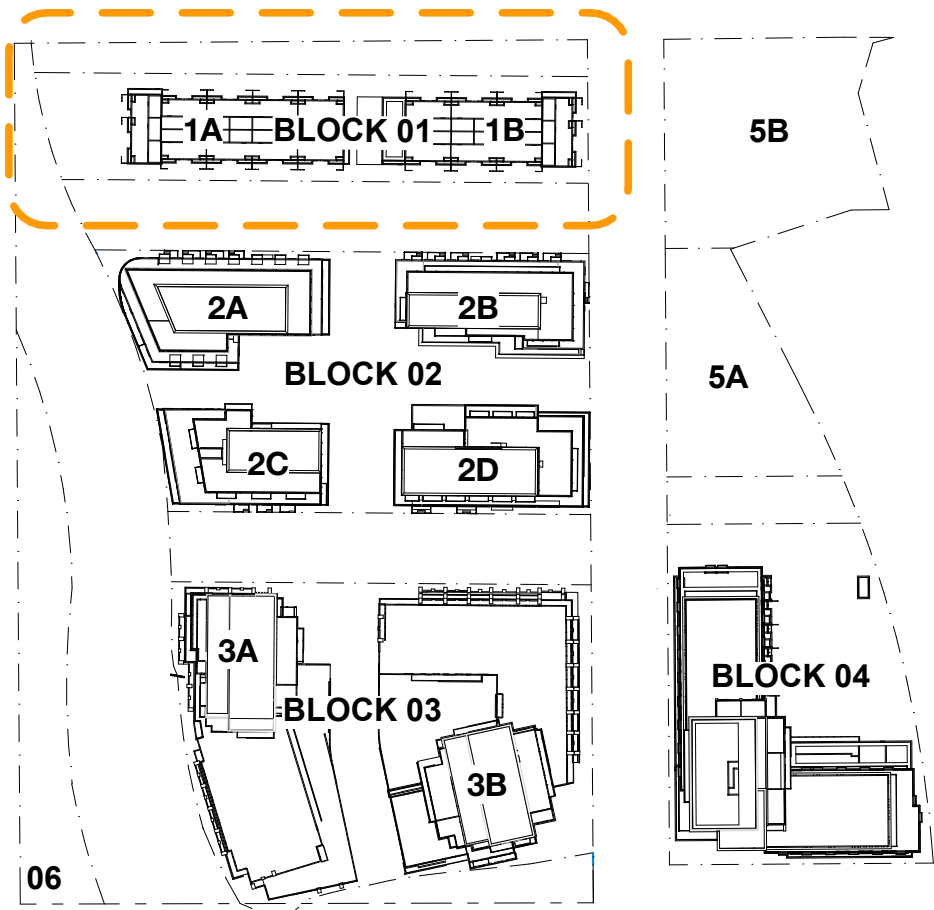
Starklands - Block 4
0, 119-125, 144, 160, & 200
Benny Stark Street
116-122 Turnberry Avenue

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HG, RD, AK

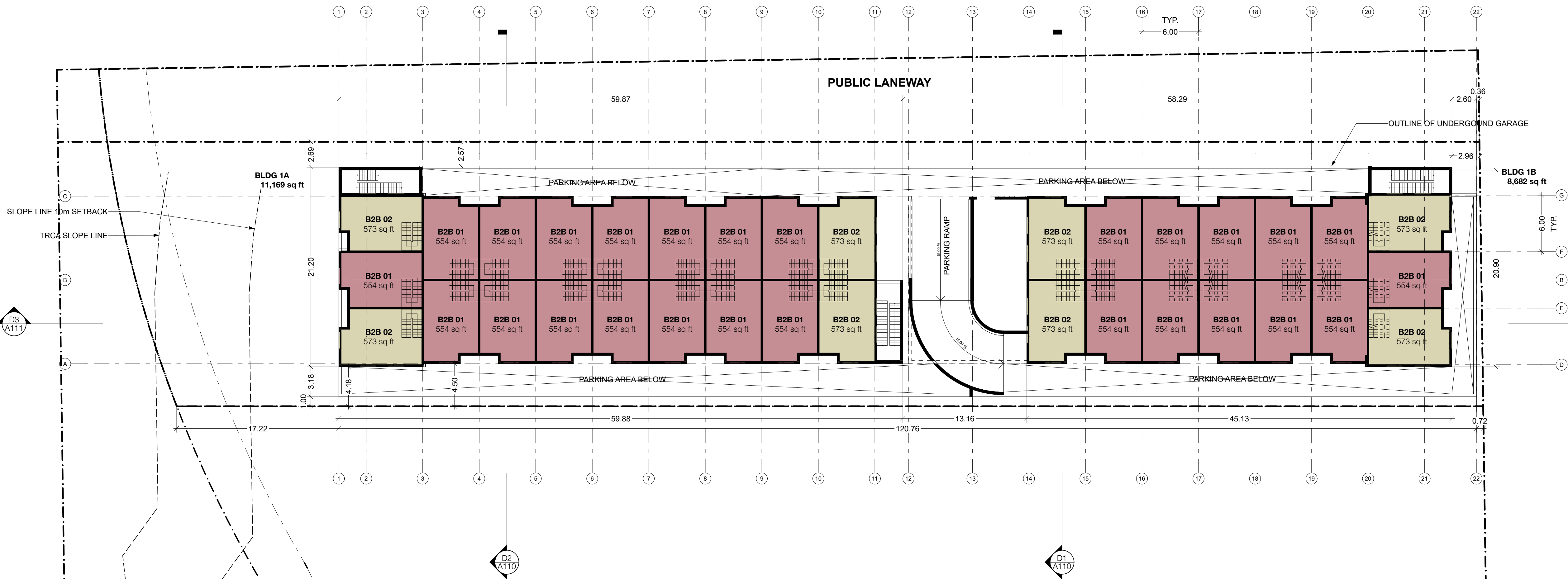
checked by
PJ

scale
Friday, December 5, 2025

job number
2007



KEY PLAN



1 BASEMENT
SCALE: 1:250

Revision:		Revision
No.	Date	
01	2021.10.13	DPS, OPA, ZBA
02	2022.04.29	Initial SPA
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Plot title:
**Starklands - Block 4
0, 119-125, 144, 160, & 200
Benny Stark Street
116-122 Turnberry Avenue**

Client:
Benny Stark Limited

Sheet title:
Basement

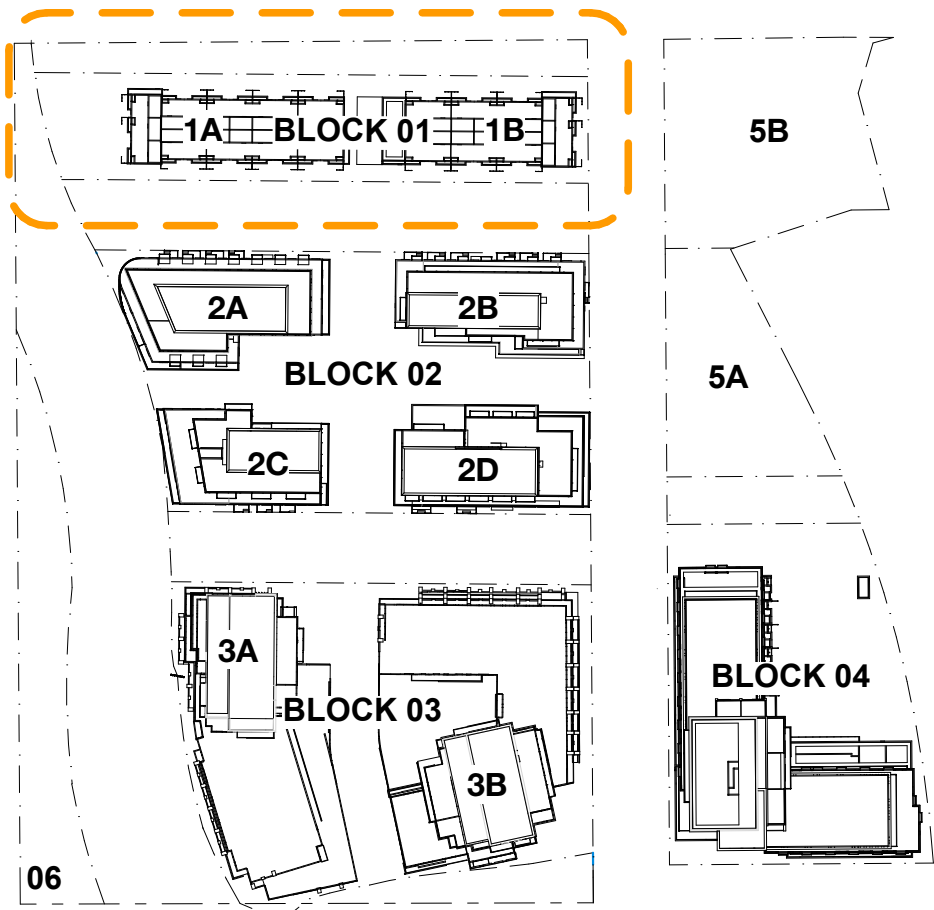
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HG, RD, AK

Checked by:
PJ

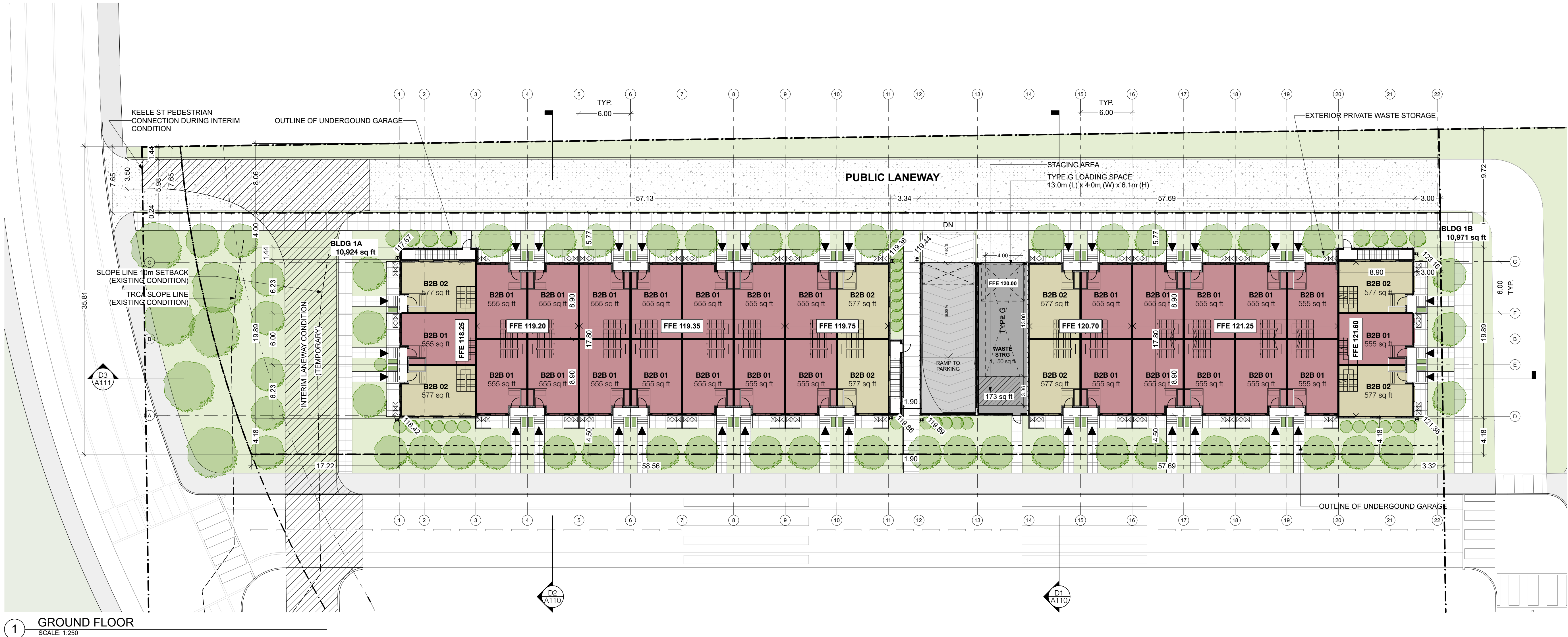
Date:
Friday, December 5, 2025

Scale:
1:250

Job number:
2007



KEY PLAN



1 GROUND FLOOR
SCALE: 1:250

Revision:		Revision
No.	Date	
01	2021.10.13	DPS, OPA, ZBA
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Starklands - Block 4
0, 119-125, 144, 160, & 200
Benny Stark Street
116-122 Turnberry Avenue

Sheet
Benny Stark Limited

Sheet title
Ground Floor

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HG, RD, AK

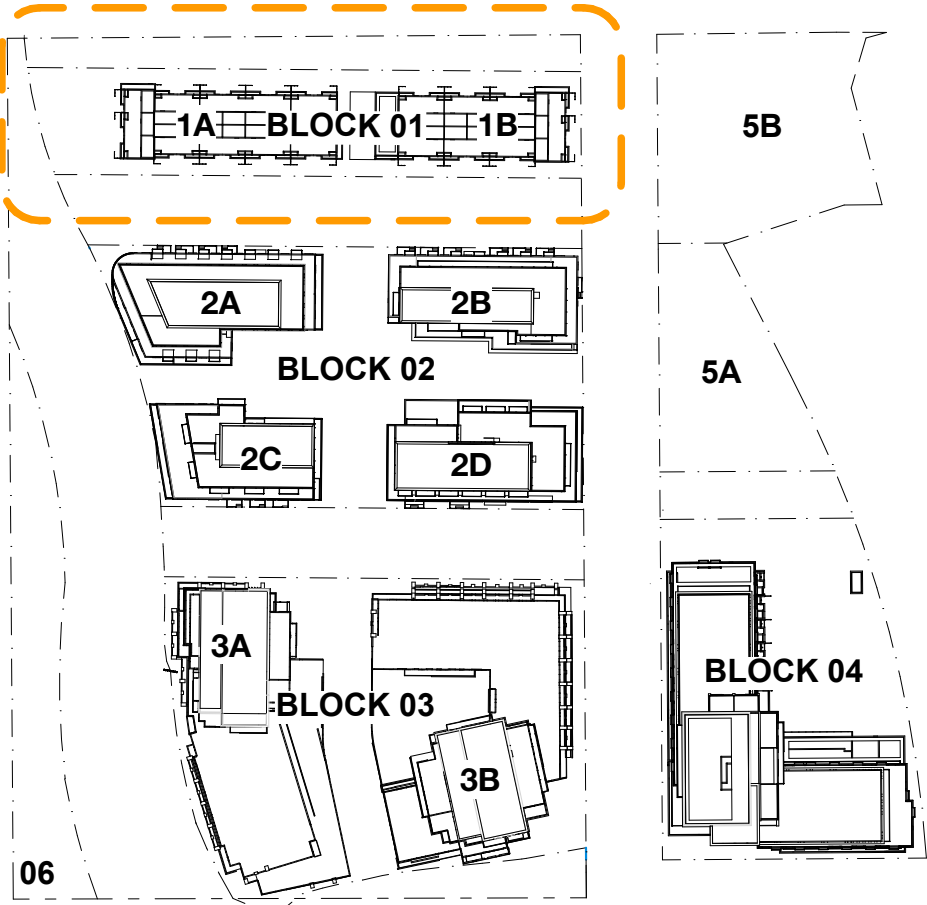
checked by
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scale
Friday, December 5, 2025

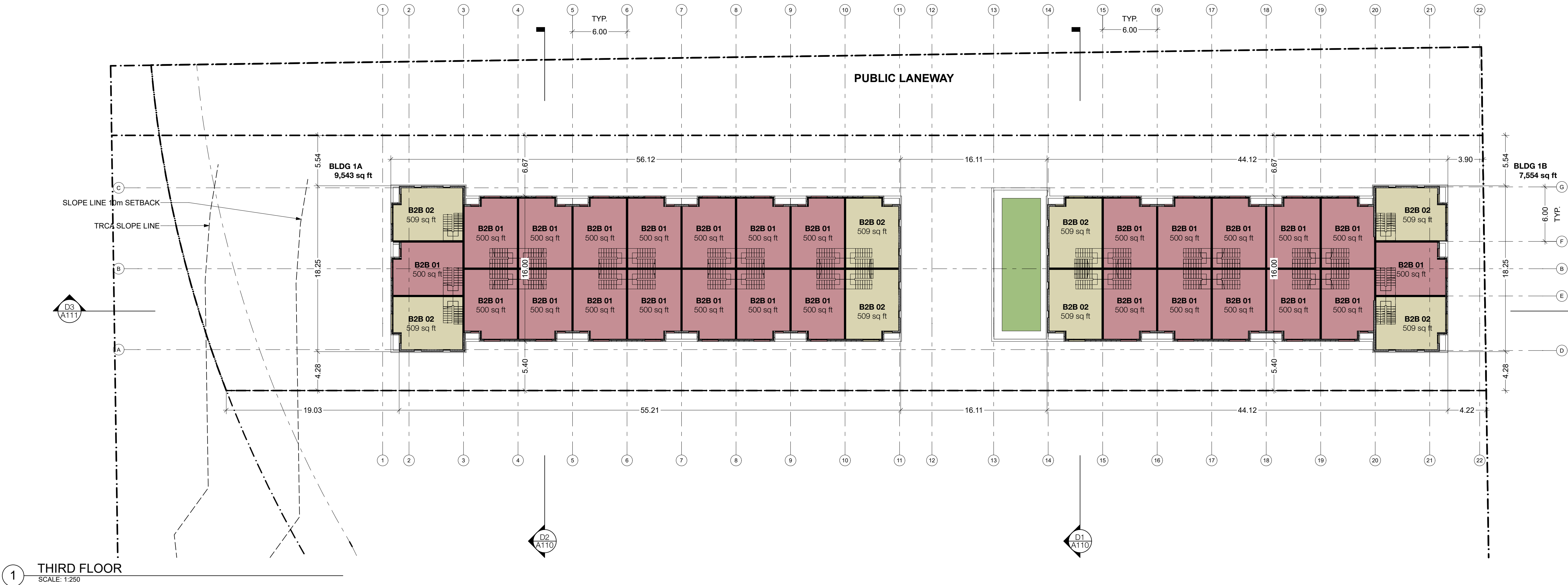
job number
2007



job number
2007



KEY PLAN



Revision:		Revision
No.	Date	
01	2021.10.13	DPS, OPA, ZBA
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file title
**Starklands - Block 4
0, 119-125, 144, 160, & 200
Benny Stark Street
116-122 Turnberry Avenue**
client
Benny Stark Limited

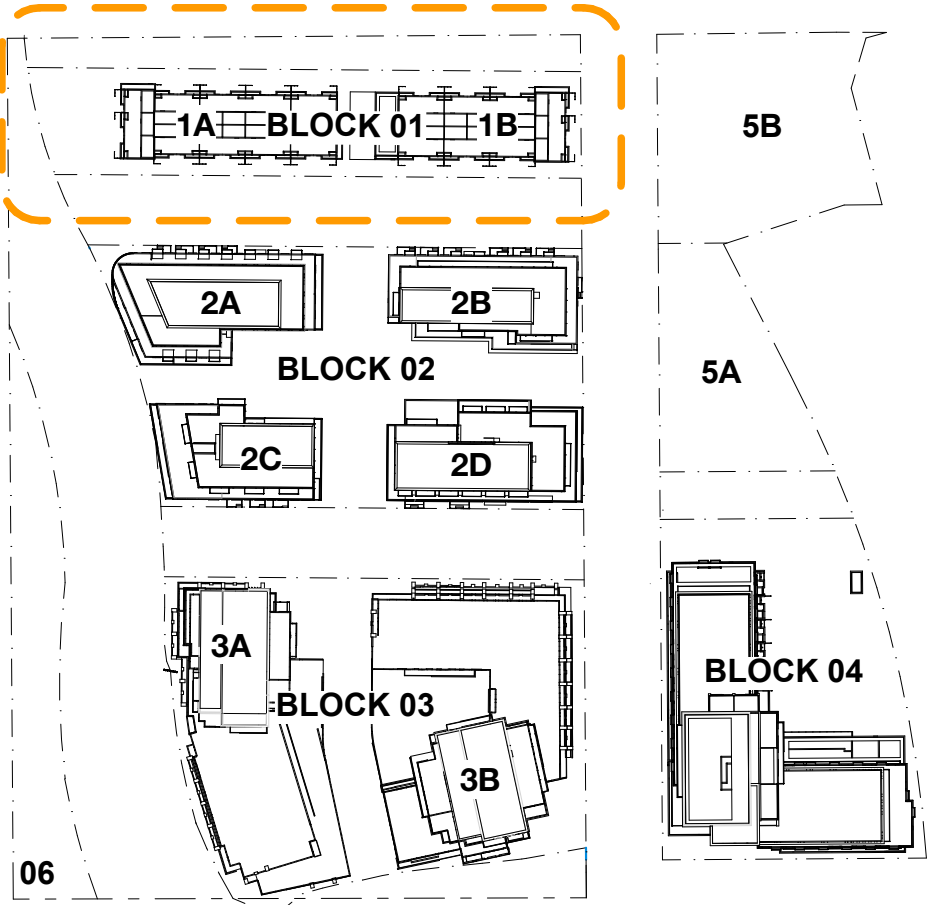
sheet title
Third Floor

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HG, RD, AK
checked by
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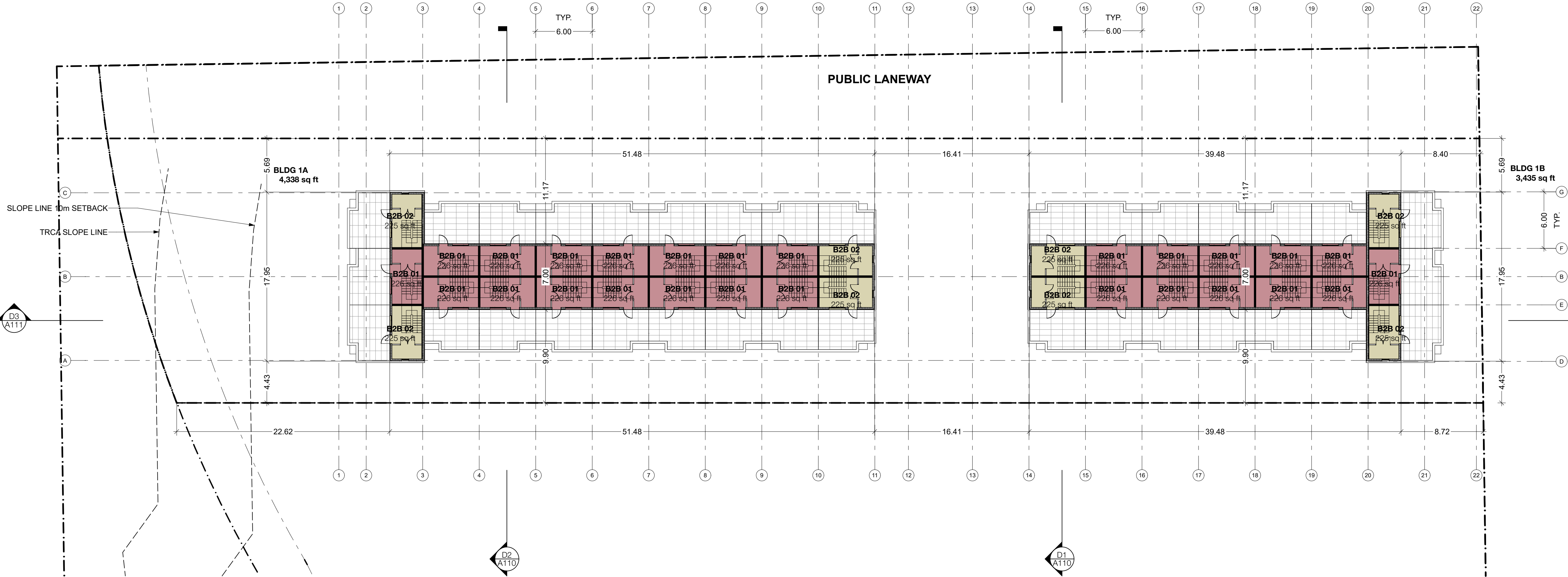
draw date
Friday, December 5, 2025

scale

job number
2007



KEY PLAN



1 MECH PH
SCALE: 1/250

Revision:		Revision
No.	Date	
01	2021.10.13	DPS, OPA, ZBA
02	2022.04.29	Initial SPA
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0, 119-125, 144, 160, & 200
Benny Stark Street
116-122 Turnberry Avenue
Benny Stark Limited

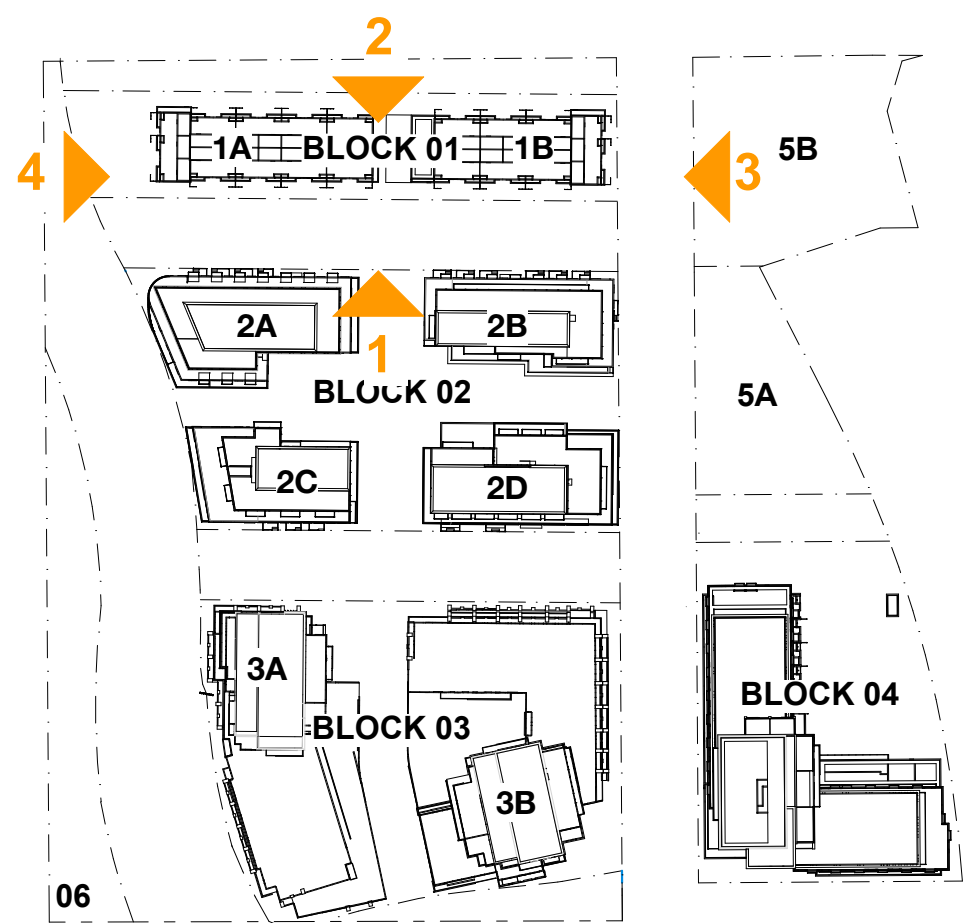
sheet title:
Mech PH Floor

drawn by: HG, RD, AK
checked by: PJ

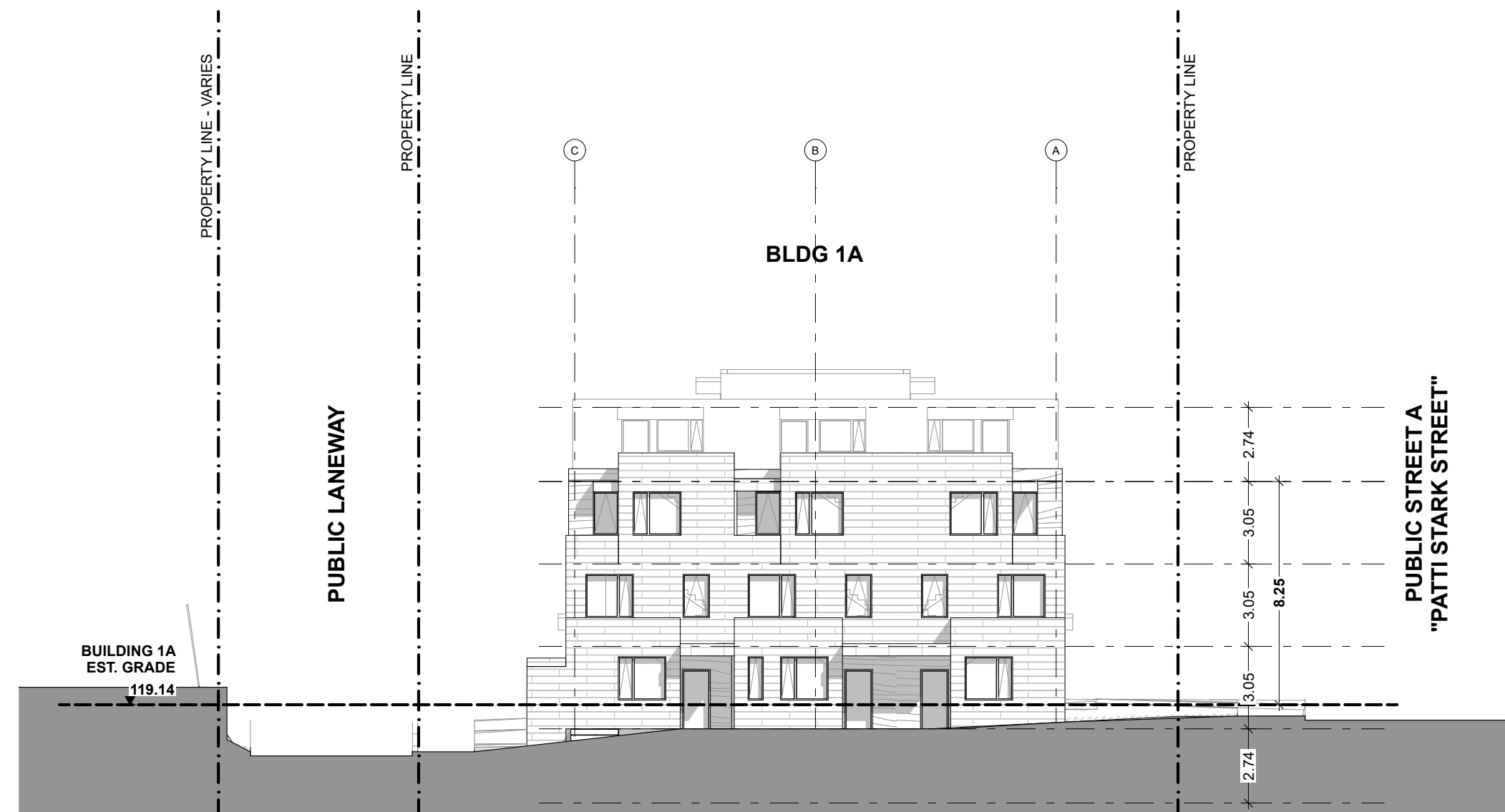
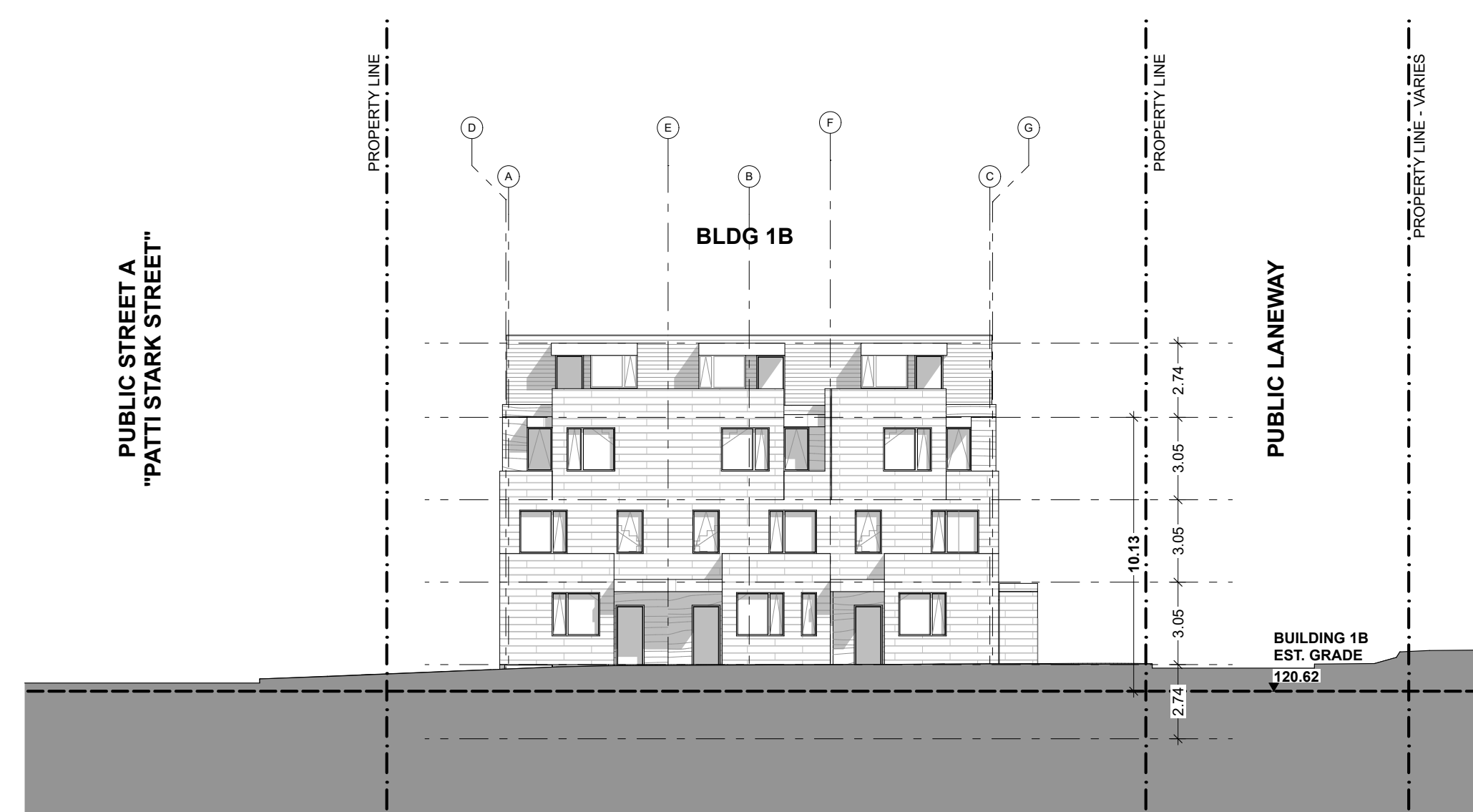
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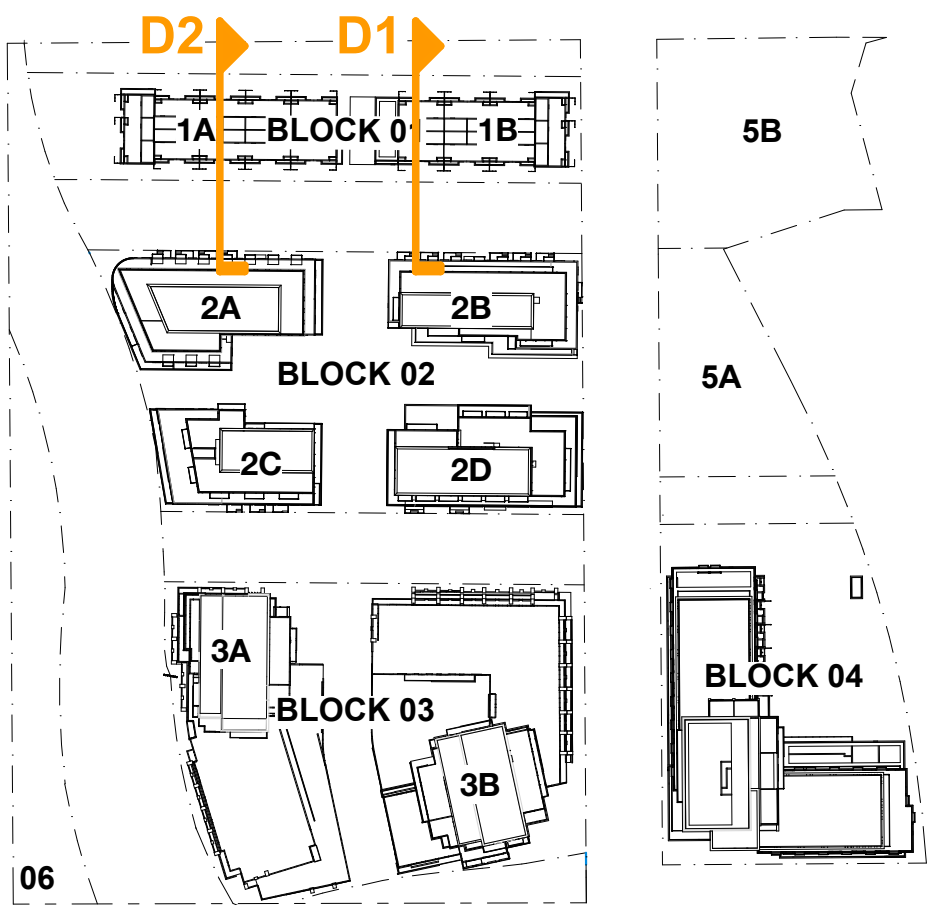
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job number:
2007

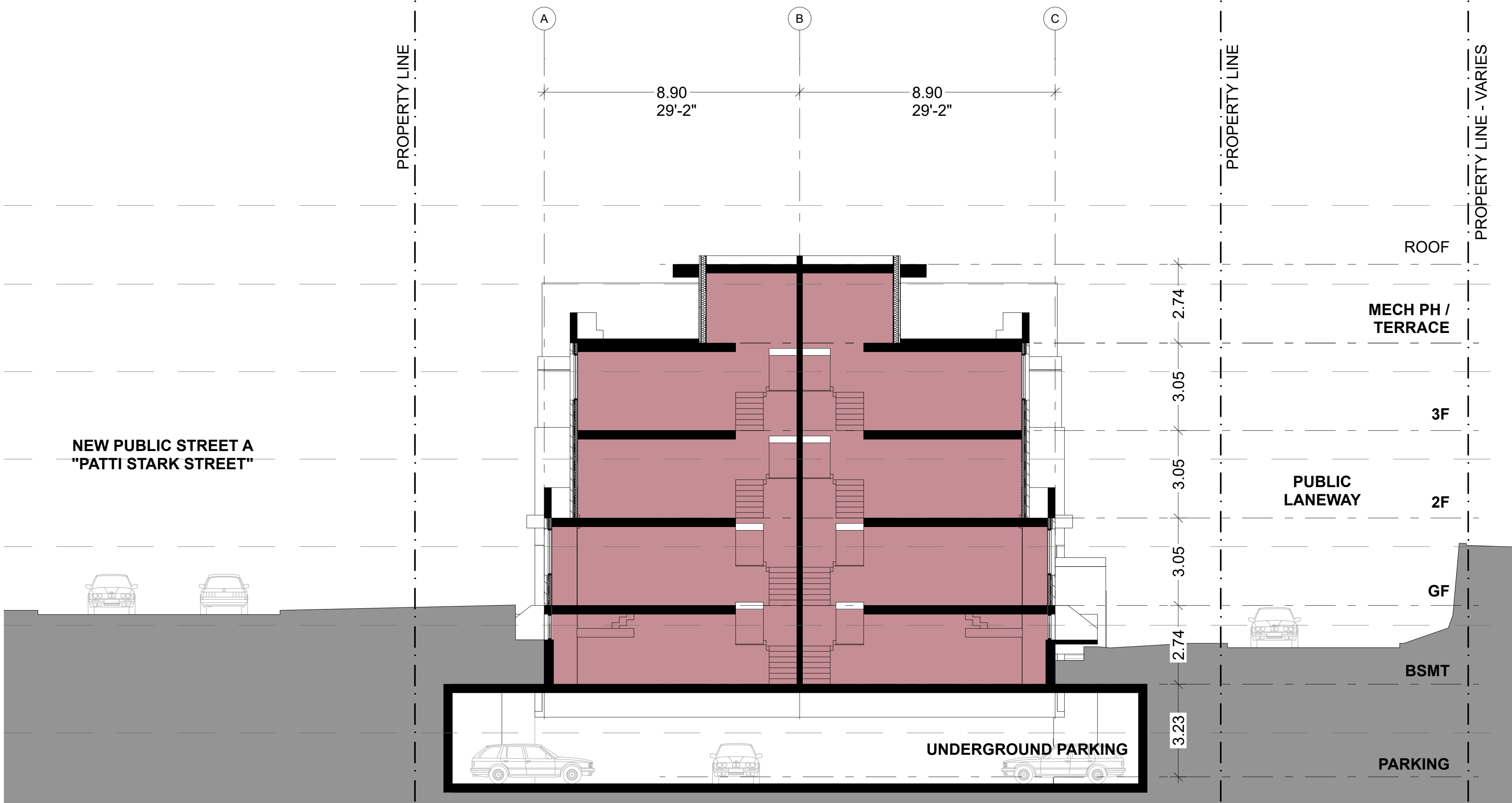


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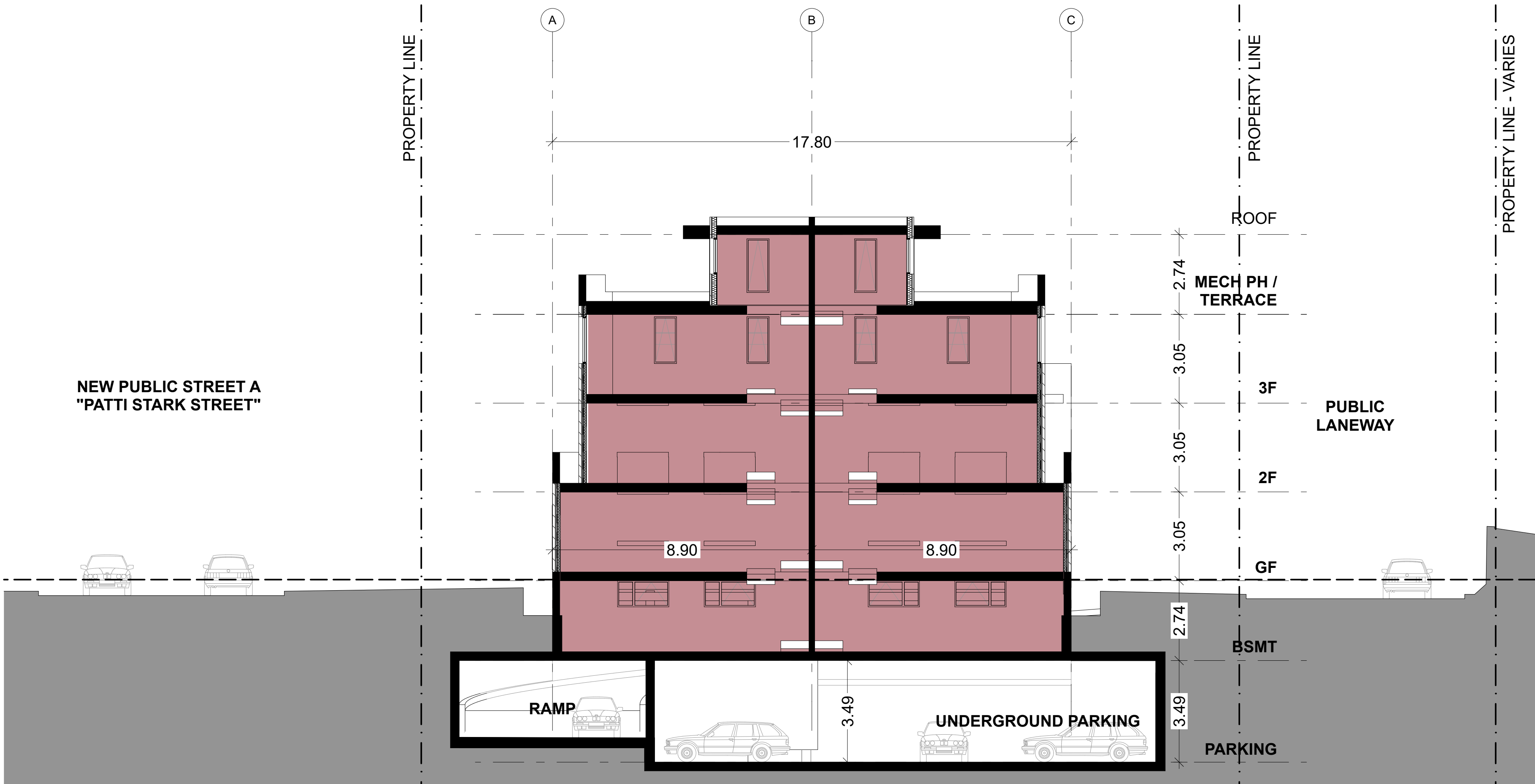
4 BLK 1 WEST ELEVATION
SCALE: 1:2003 BLK 1 EAST ELEVATION
SCALE: 1:2002 BLK 1 NORTH ELEVATION
SCALE: 1:2001 BLK 1 SOUTH ELEVATION
SCALE: 1:200



KEY PLAN



2 Section D2
SCALE: 1:100



1 Section D1
SCALE: 1:100

Revision:		Revision
No.	Date	
01	2021.10.13	DPS, OPA, ZBA
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file: Starklands BLK 1 v13.0.pdf

file: Starklands - Block 4
0, 119-125, 144, 160, & 200
Benny Stark Street
116-122 Turnberry Avenue
sheet:
Benny Stark Limited

sheet title:
Building Sections

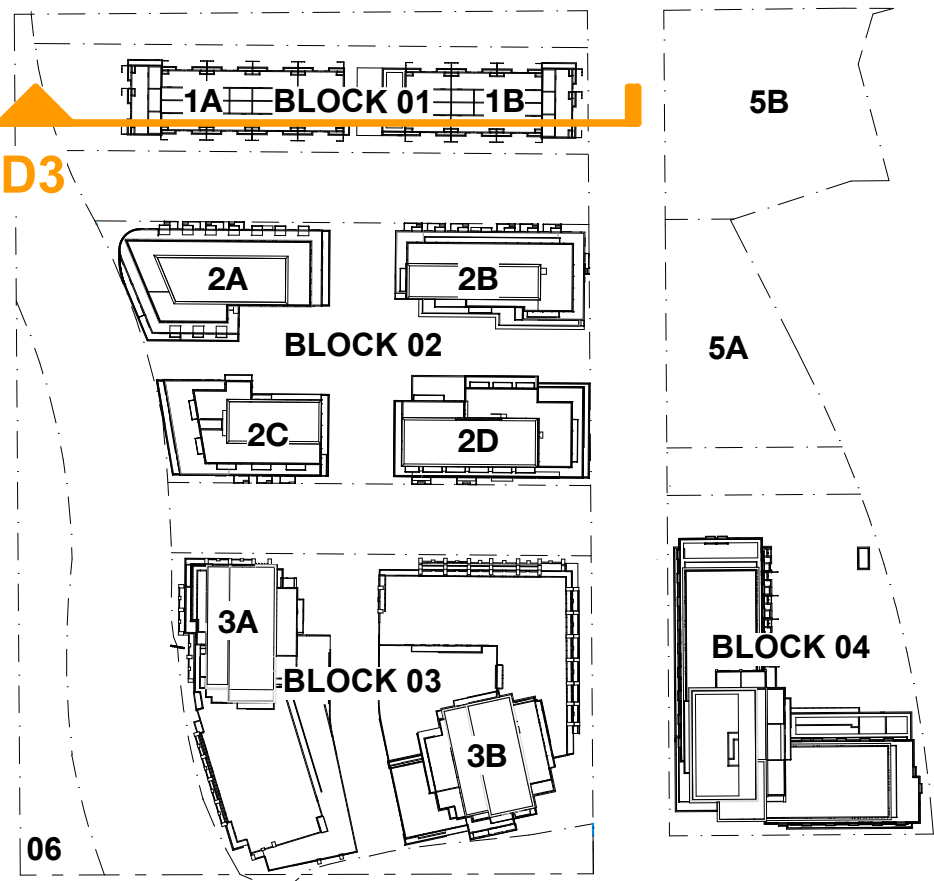
drawn by: HG, RD, AK checked by: PJ

issue date:
Friday, December 5, 2025

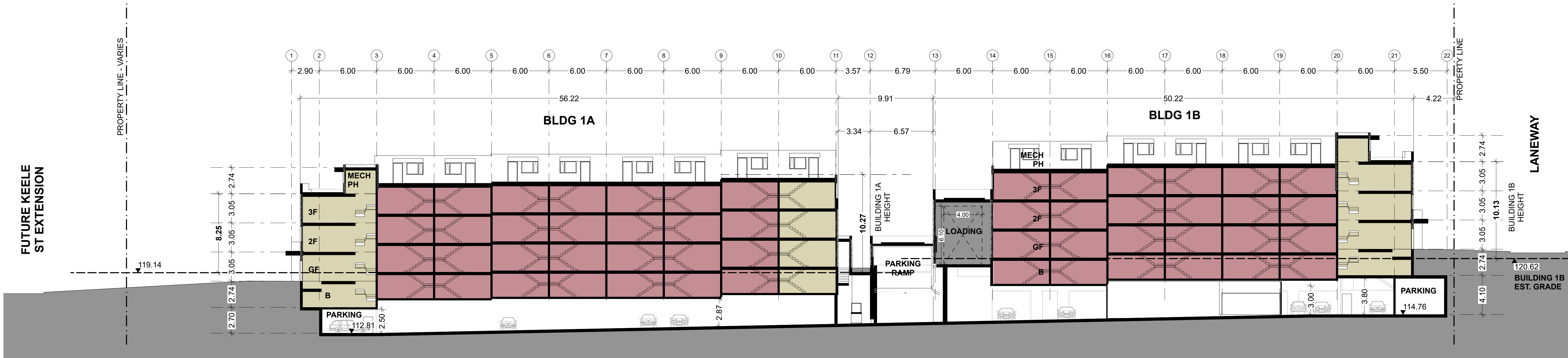
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job number:
2007

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01	2021.10.13	DPS, OPA, ZBA
02	2022.04.29	Initial SPA
03	2025.09.12	OPA ZBA Resubmission
04	2025.12.05	Settlement Set
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KEY PLAN



1 Section D3
SCALE: 1:200

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

client
Benny Stark Limited

sheet title
Building Sections

drawn by
HG, RD, AK

checked by
PJ

scale
Friday, December 5, 2025

job number
2007