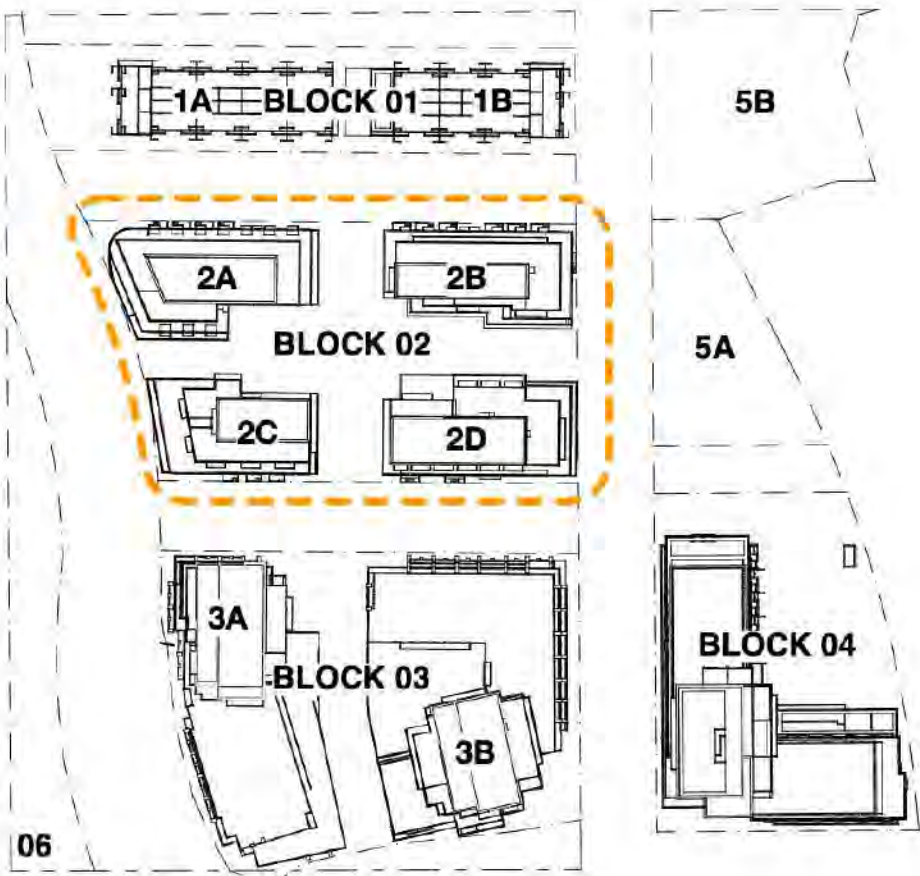




KEY PLAN

Starklands TGS Chart - Block 2

GENERAL PROJECT DESCRIPTION	PROPOSED
Total Gross Floor Area	57,774
Breakdown of project components (m²)	
Residential	54,372
Retail	0
Commercial (Office)	
Industrial	
Institutional / Other	3,403
Total number of residential units	804

AUTOMOBILE INFRASTRUCTURE	REQUIRED	PROPOSED	PROPOSED (%)
Number of Parking Spaces	53	161	
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE	32	32	
CYCLING INFRASTRUCTURE	REQUIRED	PROPOSED	PROPOSED (%)
Number of long-term bicycle parking spaces (residential)	724	738	
Number of long-term bicycle parking spaces (all other uses)	7	7	
Number of long-term bicycle parking spaces (all uses) located on:			
a) first storey of building		47	6.3%
b) second storey of building			
c) first level below-ground		698	93.7%
d) second level below-ground		-	
e) other levels below ground		-	
Number of short-term bicycle parking spaces (residential)	80	80	
Number of short-term bicycle parking spaces (all other uses)	13	13	
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)		Refer to Landscape Drawings	

STATISTICS SUMMARY - BLOCK 02

MUNICIPAL ADDRESS				119 - 144 BENNY STARK ST, 116-122 TURNBERRY AVE				TOTAL GFA		57,774	sm	FSI		7.12	x	TOTAL UNITS		804
LOT COVERAGE		sm	4,328		PAVED SURFACE AREA		sm			LANDSCAPE OPEN SPACE		sm						
BUILDING			2A MID RISE			2B MID RISE			2C MID RISE			2D MID RISE + TOWER			TOTAL FOR BLOCK 02			
BLOCK AREA		sm													8,111 sm			
TOTAL GROSS FLOOR AREA		sm	19,361			7,202			8,091			23,121			57,774 sm			
RESIDENTIAL GFA		sm	18,392			7,202			6,882			21,896			54,372 sm 94%			
NON-RES GFA		sm													sm			
DAYCARE GFA		sm										1,058			1,058 sm 2%			
FLEX COMMERCIAL / LIVING GFA		sm	969						1,209			167			2,345 sm 4%			
ESTABLISHED GRADE		m													119.9 m			
MAXIMUM HEIGHT [not including mech] measured from established grade		m storeys	75.50 22 STOREYS			29.85 8 STOREY			37.45 10 STOREYS			94.35 28 STOREYS						
FSI															7.12 x			
UNITS			284			95			89			336			804 Units			
1 BR			135		48%	49		52%	46		52%	175		52%	405 50%			
2 BR			114		40%	35		37%	28		31%	126		38%	303 38%			
3 BR			35		12%	11		12%	15		17%	35		10%	96 12%			
AMENITY SPACE			REQUIRED PROVIDED			REQUIRED PROVIDED			REQUIRED PROVIDED			REQUIRED PROVIDED			REQUIRED PROVIDED			
INDOOR AMENITY SPACE		sm	568 673			190 271			178 165			672 928			1,608 2,035 sm			
OUTDOOR AMENITY SPACE		sm	568 568			190 190			178 217			672 302			1,608 1,277 sm			
VEHICLE PARKING															REQUIRED PROVIDED			
VISITOR 2 + 0.05 SPACE/UNIT															1 level of Parking 42 42			
RESIDENTIAL 0 SPACE/UNIT															0 108			
RETAIL 1.00 SPACE/100m2 *															11 11			
TOTAL PARKING															53 161			
EVSE (included in total parking)														0.2	32 32			
BARRIER FREE PARKING (included in total)															8 8			
BICYCLE PARKING															REQUIRED PROVIDED			
RESIDENTIAL LONG TERM															724 738			
NON-RES LONG TERM **															7 7			
RESIDENTIAL SHORT TERM															80 80			
NON-RES SHORT TERM **															13 13			
TOTAL															824 838			
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. * Retail car parking includes non-res and daycare uses																		
6. ** Non-Res bicycle parking includes non-res, daycare and flex commercial / living uses																		

TACT

Revision:

No.	Date	Revision
01	2007.10.13	DPS, CPA, ZDA
02	2002.04.29	INITIAL SPA
03	2005.06.12	CPA,ZDA Resubmission
04	2005.12.05	Settlement Del

TACT Architecture Inc

1800 College Street (West Side)
Toronto, Ontario, M5S 1B8
416-593-1540
info@tactarchitecture.com

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Re: Starklands - Block 2 v102 - completed

Job title:
Starklands
0, 119-125, 144, 160, & 200
Benny Stark Street
116-122 Turnberry Avenue
Owner:
Benny Stark Limited

Sheet title:
Block 02 Statistics
Summary

Drawn by:
HG, RD, AK

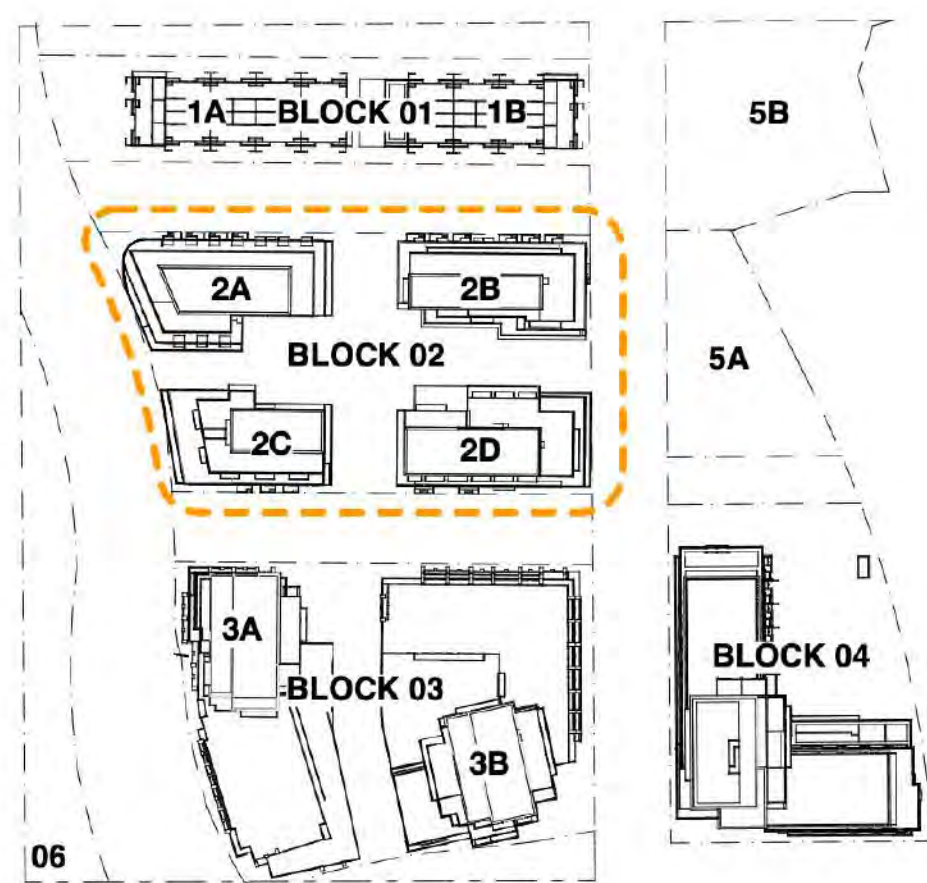
Checked by:
PJ

Scale:
Friday, December 5, 2025

Scale:
1:1

Job number:
2007

A201



KEY PLAN

SITE PLAN NOTES

TYPE G LOADING SPACE

LOADING SPACE AND ALL DRIVEWAYS PROVIDING ACCESS THERE TO SHALL BE CONSTRUCTED TO THE REQUIREMENTS OF THE CODE, INCLUDING ALLOWING FOR CITY OF TORONTO BULK LIFT AND HEAVY BIN LOADING WITH IMPACT FACTORS 5% UP TO 15 KMM AND 20% FOR HIGHER SPEEDS WHERE THEY ARE TO BE BUILT AND SUPPORTED ROADS. 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 LOADING SPACE WILL HAVE A MINIMUM OVERHEAD TRAVELLING CLEARANCE OF AT LEAST 4.4 M AND WILL NOT HAVE A SLOPE GREATER THAN 5% 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 6.4 M WIDE X 12 M LENGTH MOVEMENTS WILL HAVE TURNING RADIUS OF 8.8 M INSIDE AND 11 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 WASTE ARE TO BE INDIVIDUALLY LABELLED (PRINTED OR STENOILED 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 UNITS 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 MANEUVERING. 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.

MANAGE CONSTRUCTION WASTE IN ACCORDANCE WITH REG. 103/04 TIER 2 REQUIREMENT DIVERT AT LEAST 75% OF TOTAL CONSTRUCTION AND DEMOLITION MATERIALS.

GRADING

ALL GRASSES AND FINISHED FLOOR ELEVATIONS SUBJECT TO REVIEW AND APPROVAL BY CIVIL ENGINEER.

ECOLOGICAL 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 WINDOWS 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 2.3 M X 5.2 M. ALL ACCESSIBLE PARKING SPACES TO BE 3.4 M X 5.6 M PLUS 1.5 M WIDE ADJACENT TO SPACE.

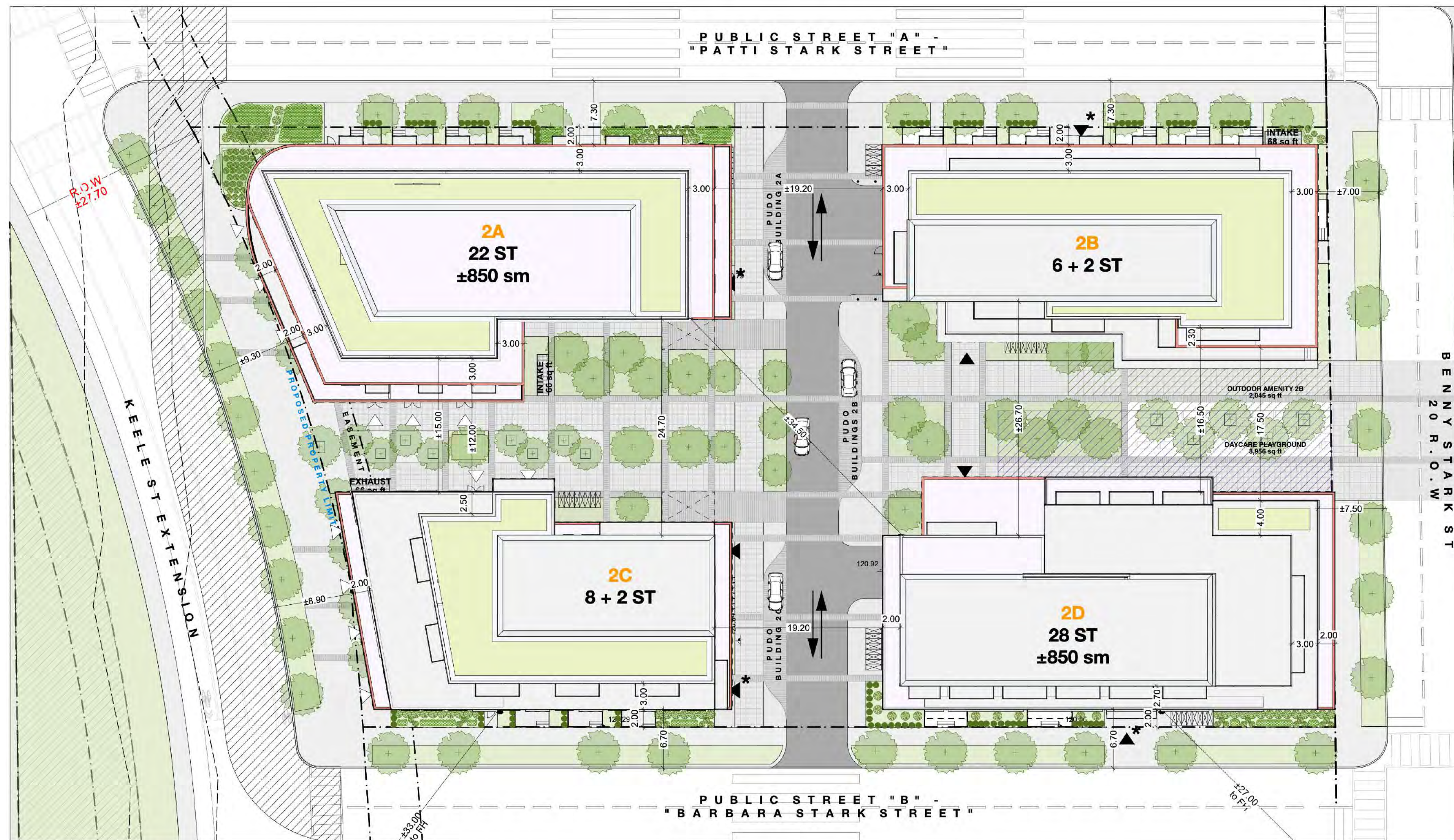
NO OBSTRUCTIONS PERMITTED WITHIN 0.3 M FROM SIDE OF SPACE GREATER THAN 1M IN LENGTH FROM FRONT OR REAR.

BICYCLE PARKING

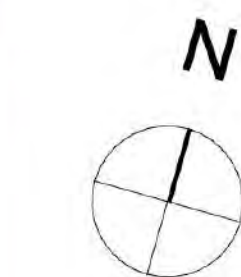
TYPICAL BICYCLE PARKING SPOT - 1.8 X 0.6 X 2.0 HIGH.

WALL MOUNT VERTICAL BICYCLE PARKING SPOT - 1.2 X 0.6 X 2.4 HIGH.

Revision	No.	Date	Revision
01	2021.10.13	DPS, CPA, ZDA	
02	2022.04.29	INITIAL SPA	
03	2025.06.12	CPA, ZDA Resubmission	
04	2025.12.05	Settlement Set	



1 Block 2 Site Plan



TACT Architecture Inc
1831 College Street (West Side)
Toronto, Ontario M5S 1B8
416-593-5569
info@tactarchitecture.com

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File: Starklands - Block 2 v132 - cropped.dgn

For: **Starklands**
0, 119-125, 144, 160, & 200
Benny Stark Street
118-122 Turnberry Avenue
Owner: **Benny Stark Limited**

Sheet title:
Block 2 Site Plan/Roof Plan

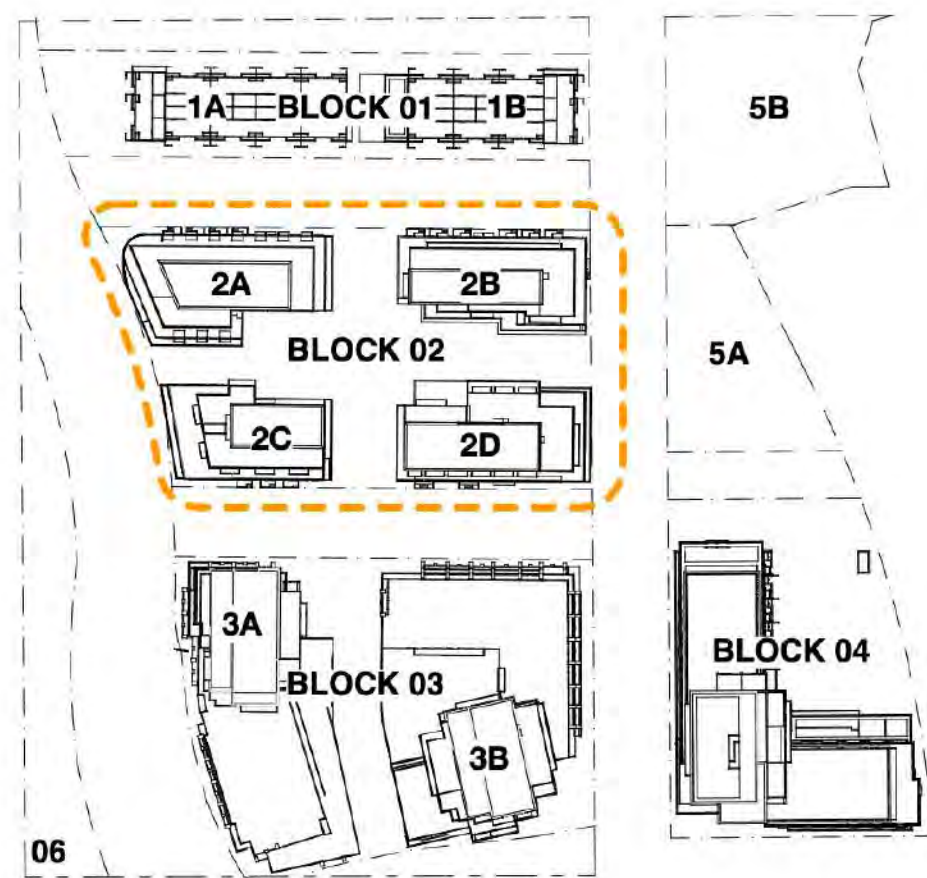
Drawn by: **HG, RD, AK** Checked by: **PJ**

Date: **Friday, December 5, 2025**

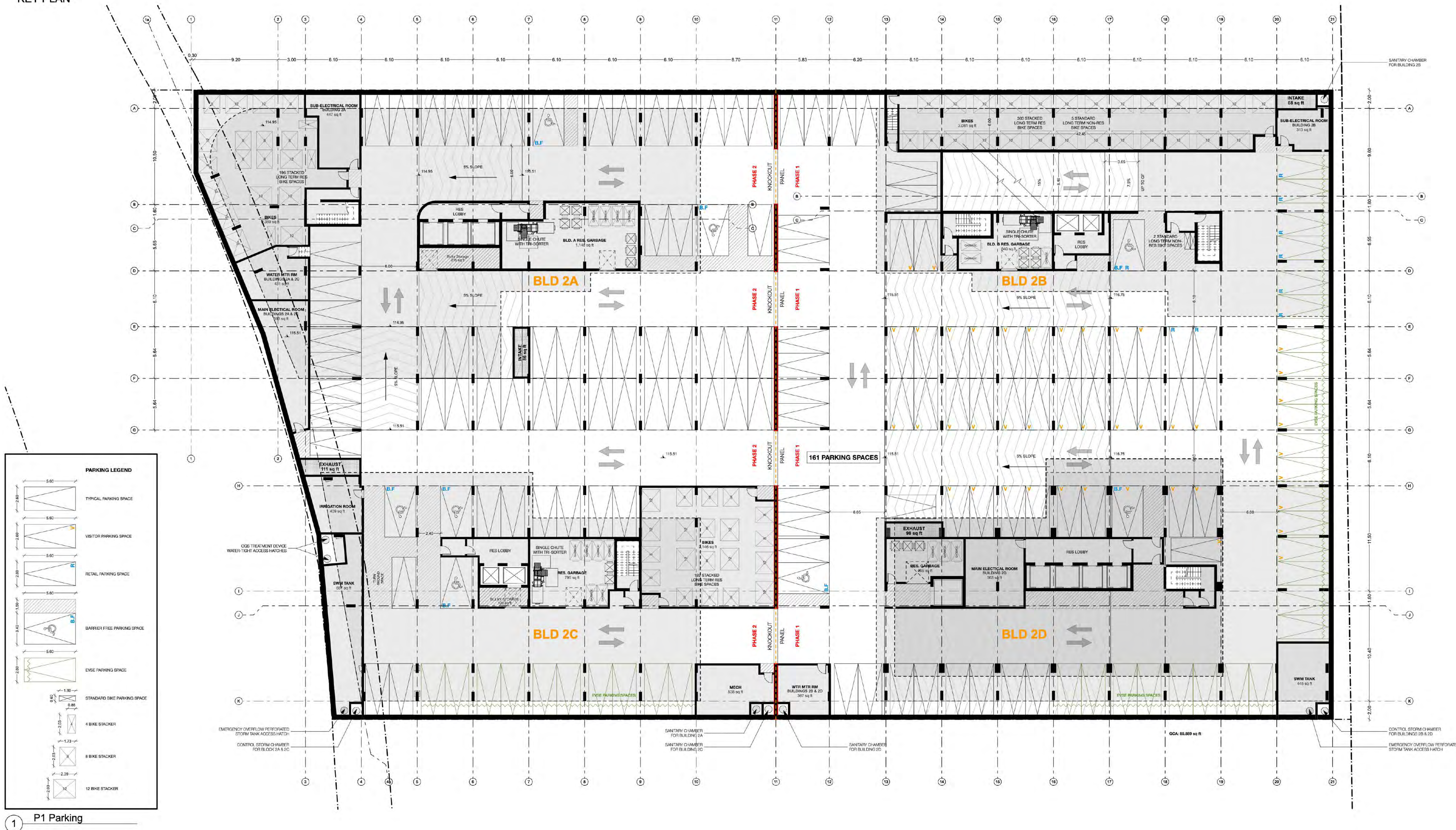
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Job number: **2007**

No.	Date	Revision
01	2021.10.13	OPS, OPA, ZDA
02	2022.04.29	INITIAL SPA
03	2025.06.12	OPA,ZDA Resubmission
04	2025.12.05	Settlement Set



KEY PLAN



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1834 College Street (West Side)
Toronto, Ontario M5S 1B8
416-593-5549
info@tactarchitecture.com

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File: Starklands - Block 2 v132 - cropped.dwg

Project:
Starklands
0, 119-125, 144, 160, & 200
Benny Stark Street
118-122 Turnberry Avenue
Owner:
Benny Stark Limited

Sheet title:
Block 2 - P1

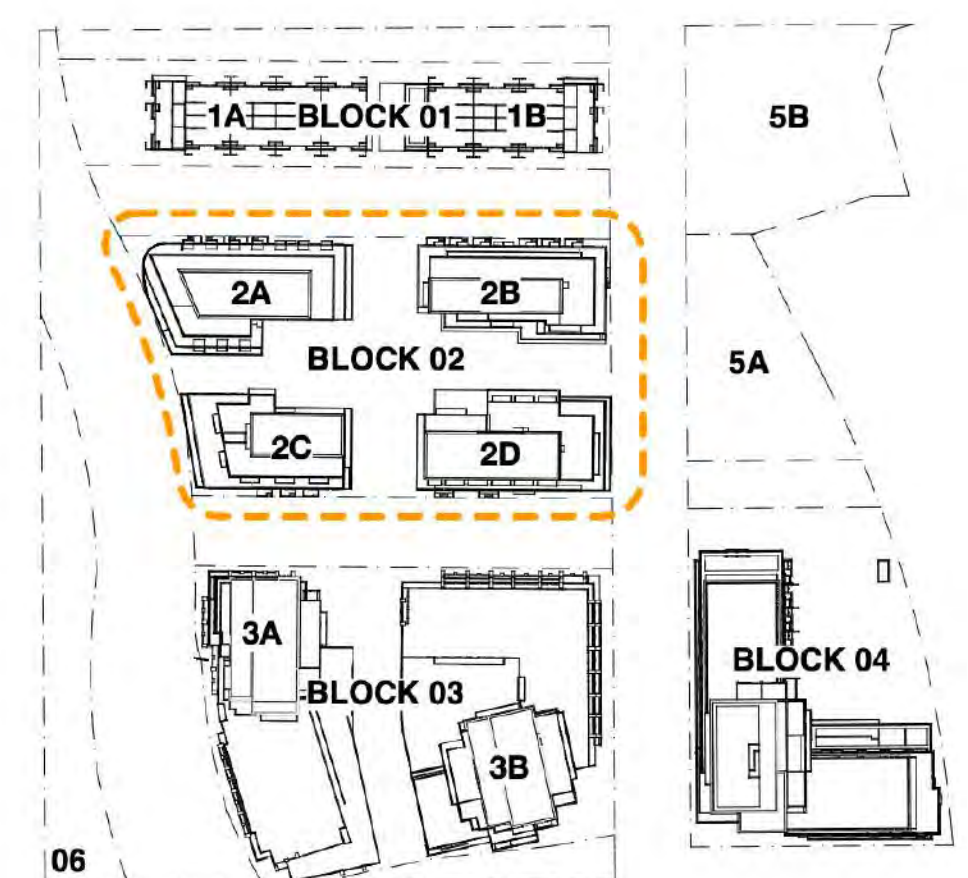
Drawn by:
HG, RD, AK

Checked by:
PJ

Print date:
Friday, December 5, 2025

Scale:
1:200

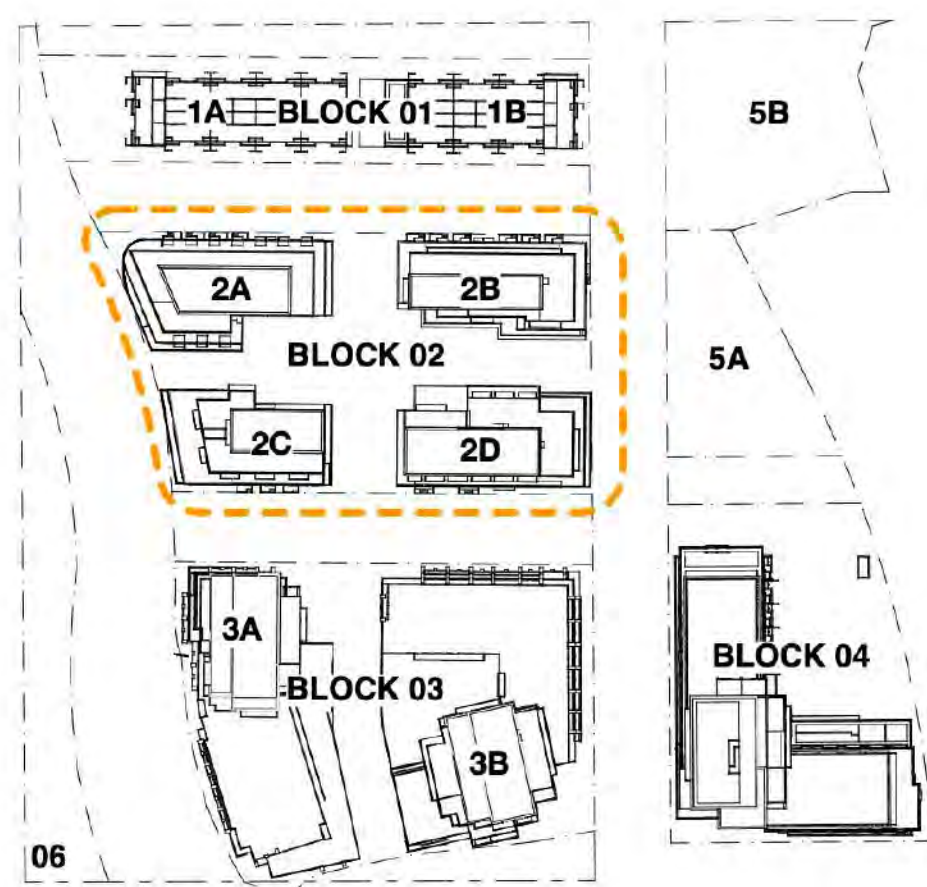
Job number:
2007



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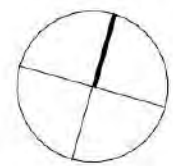
1 Block 2 GF



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N



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Toronto, Ontario M5S 1B8
416-593-5549
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File: Starklands - Block 2 v132 - mezzanine.dgn

Job title:

Starklands

0, 119-125, 144, 160, & 200

Benny Stark Street

116-122 Turnberry Avenue

Client:

Benny Stark Limited

Sheet title:

Block 2 - Mezzanine Floor

Drawn by:

HG, RD, AK

Checked by:

PJ

Date:

Friday, December 5, 2025

Scale:

1:200

Job number:

2007





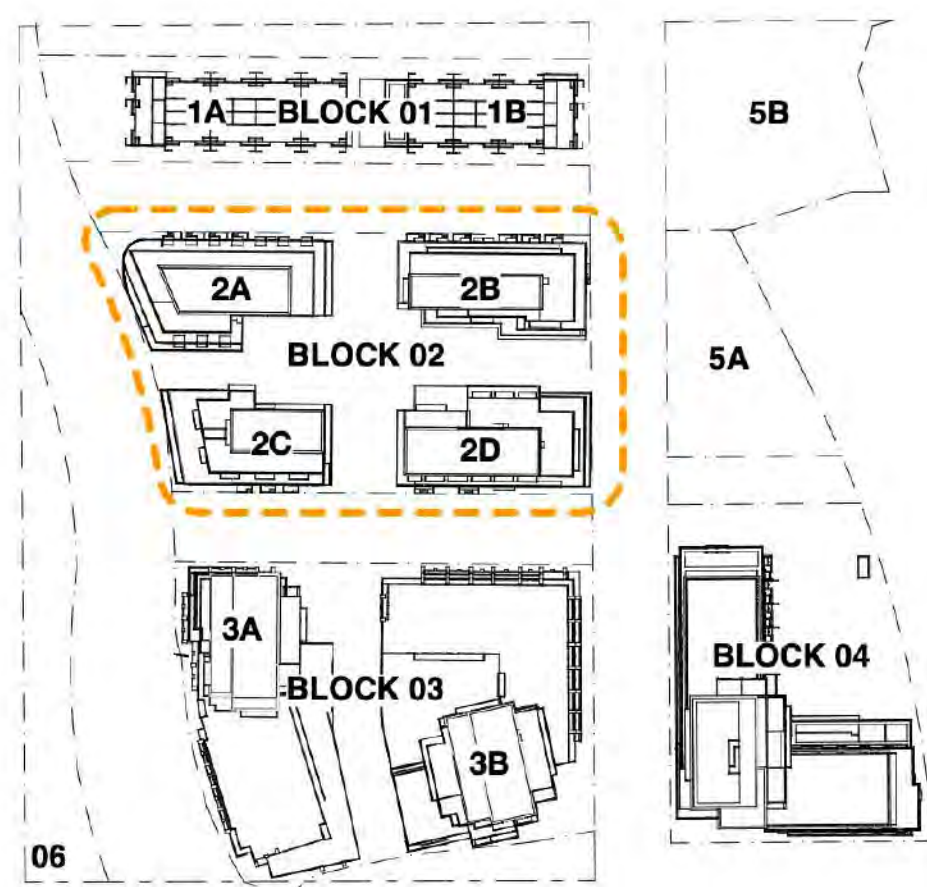
KEY PLAN



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

client
Benny Stark Limited

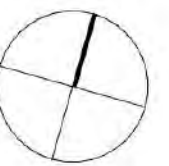
job number
2007



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File: Starklands - Block 2 v.12 - cropset.dgn

Job title:

Starklands

0, 119-125, 144, 160, & 200

Benny Stark Street

116-122 Turnberry Avenue

Client:

Benny Stark Limited

Sheet title:

Block 2 - Seventh Floor

Drawn by:

HG, RD, AK

Checked by:

PJ

Date:

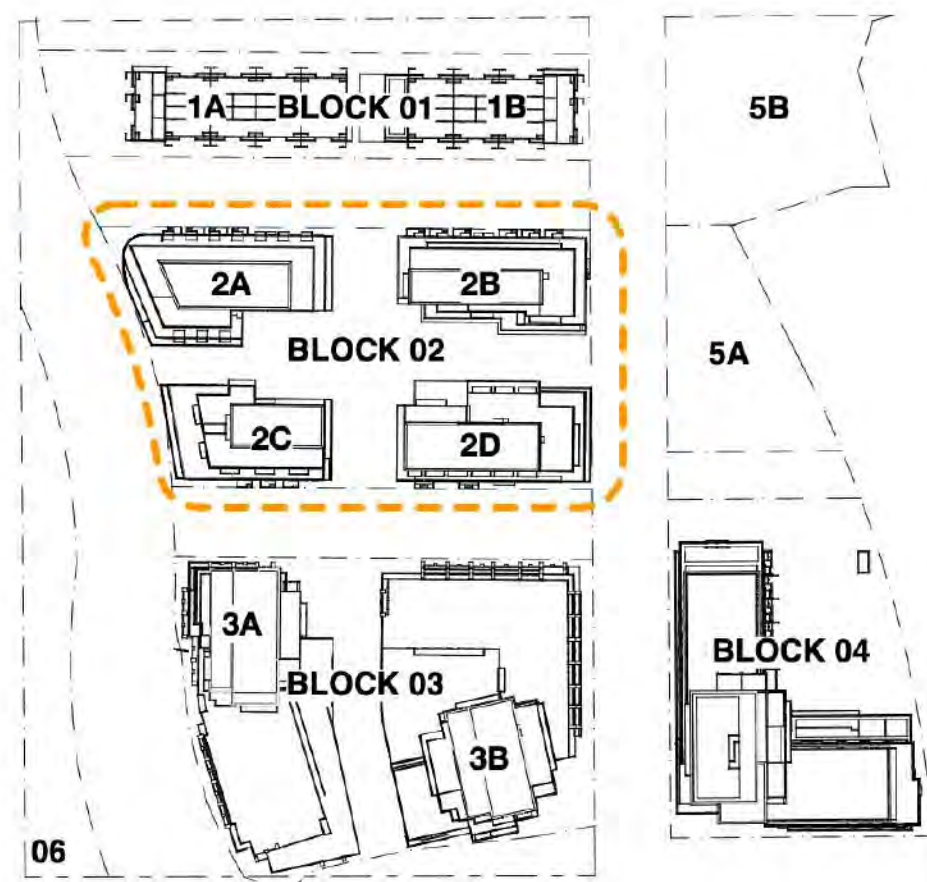
Friday, December 5, 2025

Scale:

1:200

Job number:

2007



KEY PLAN

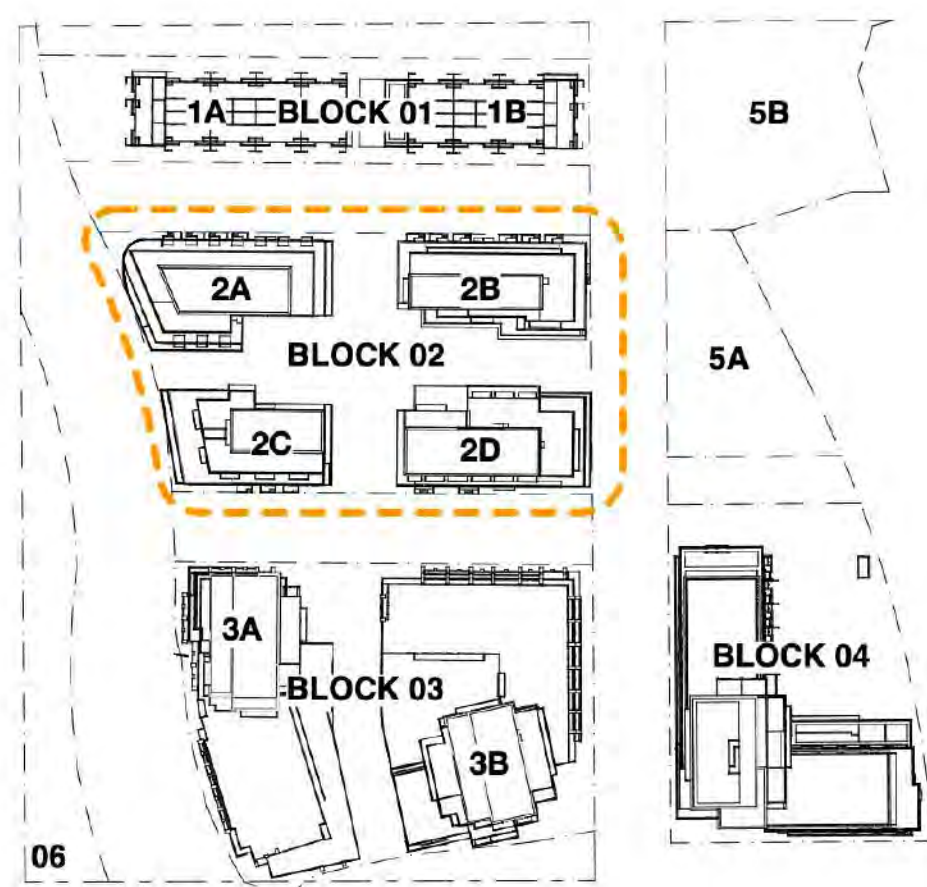




KEY PLAN



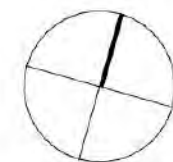
① Ninth Floor



KEY PLAN



N



TACT Architecture Inc
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Toronto, Ontario M5S 1B8
416-593-5569
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File: Starklands - Block 2 v132 - concept.dgn

Job Title:
**Starklands
0, 119-125, 144, 160, & 200
Benny Stark Street
118-122 Turnberry Avenue**
Client:
Benny Stark Limited

Sheet Title:
Block 2 - Tenth Floor

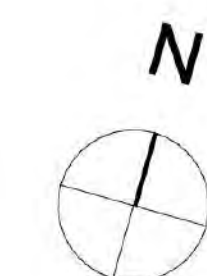
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HG, RD, AK

Checked by:
PJ

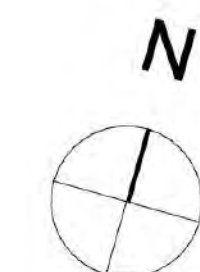
Date:
Friday, December 5, 2025

Scale:
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Job Number:
2007



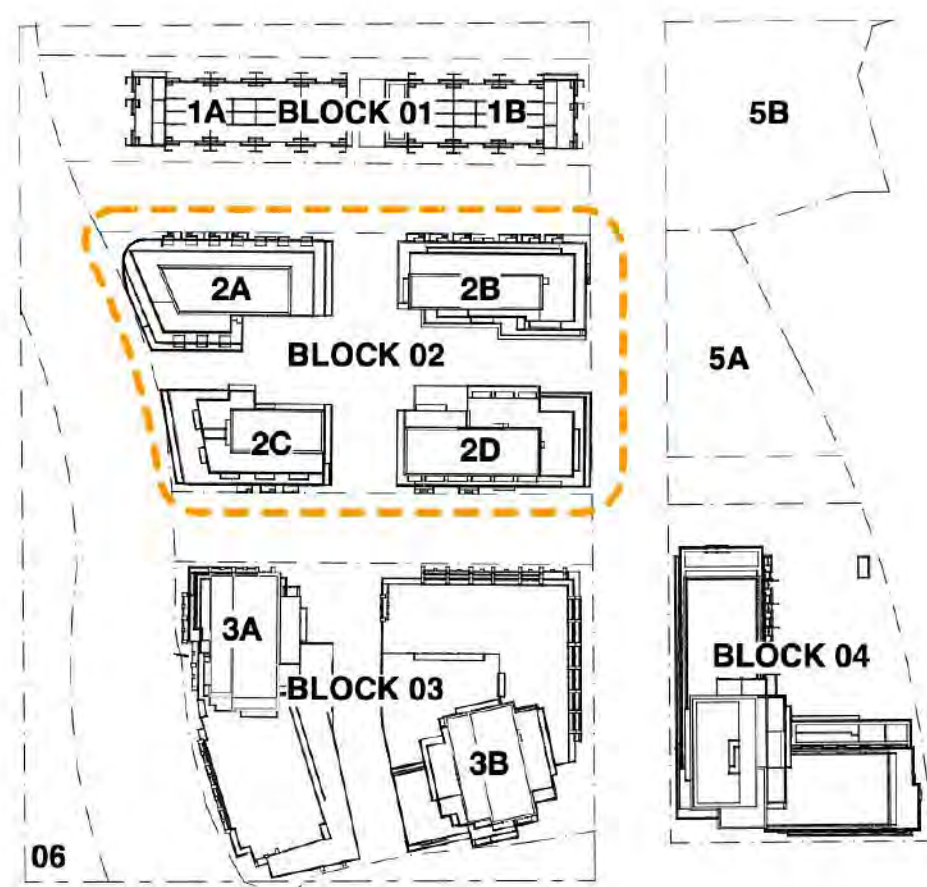
2007



1 2A - Typical Tower Floor



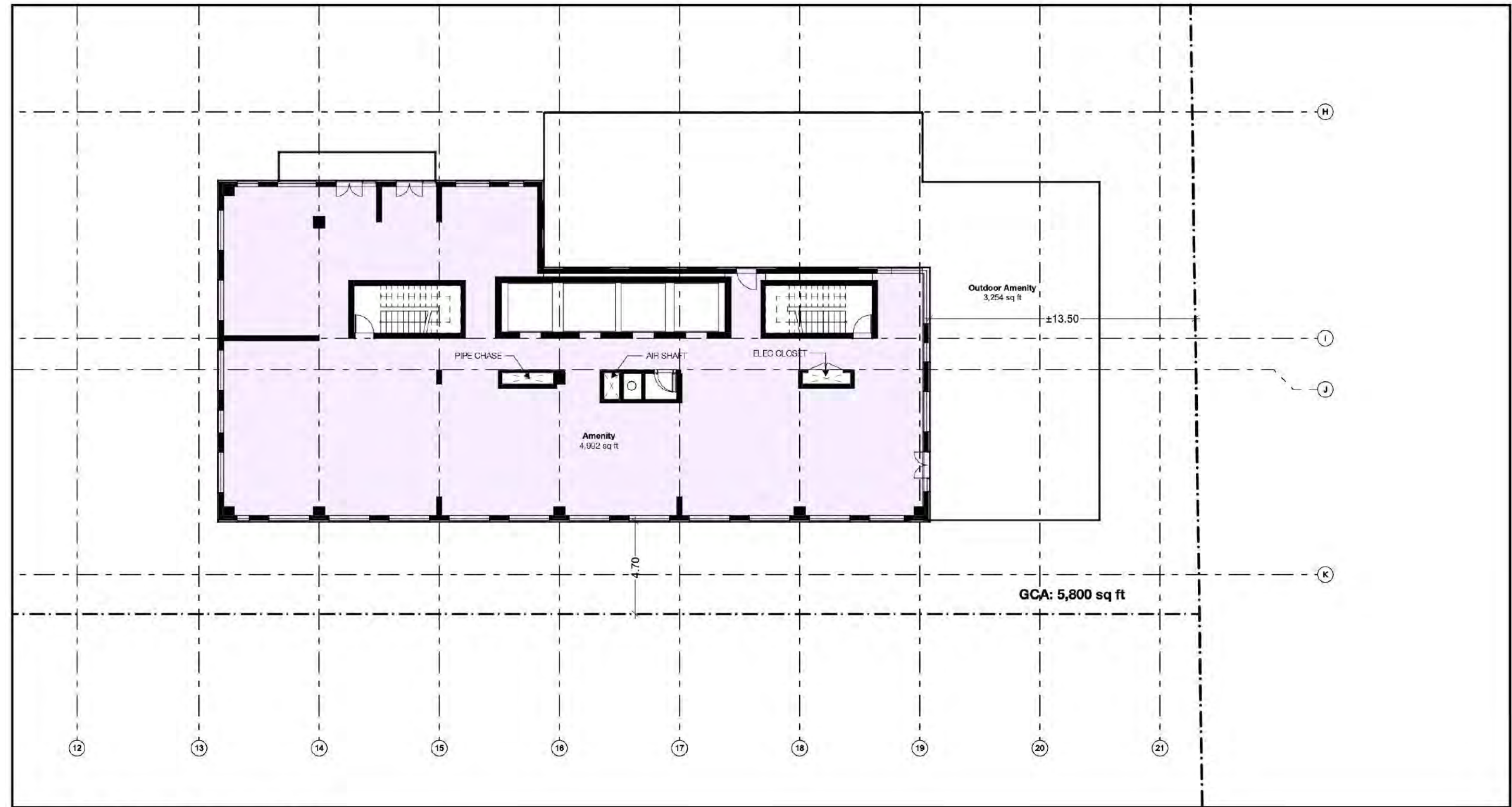
2 2A - Mechanical Floorplate



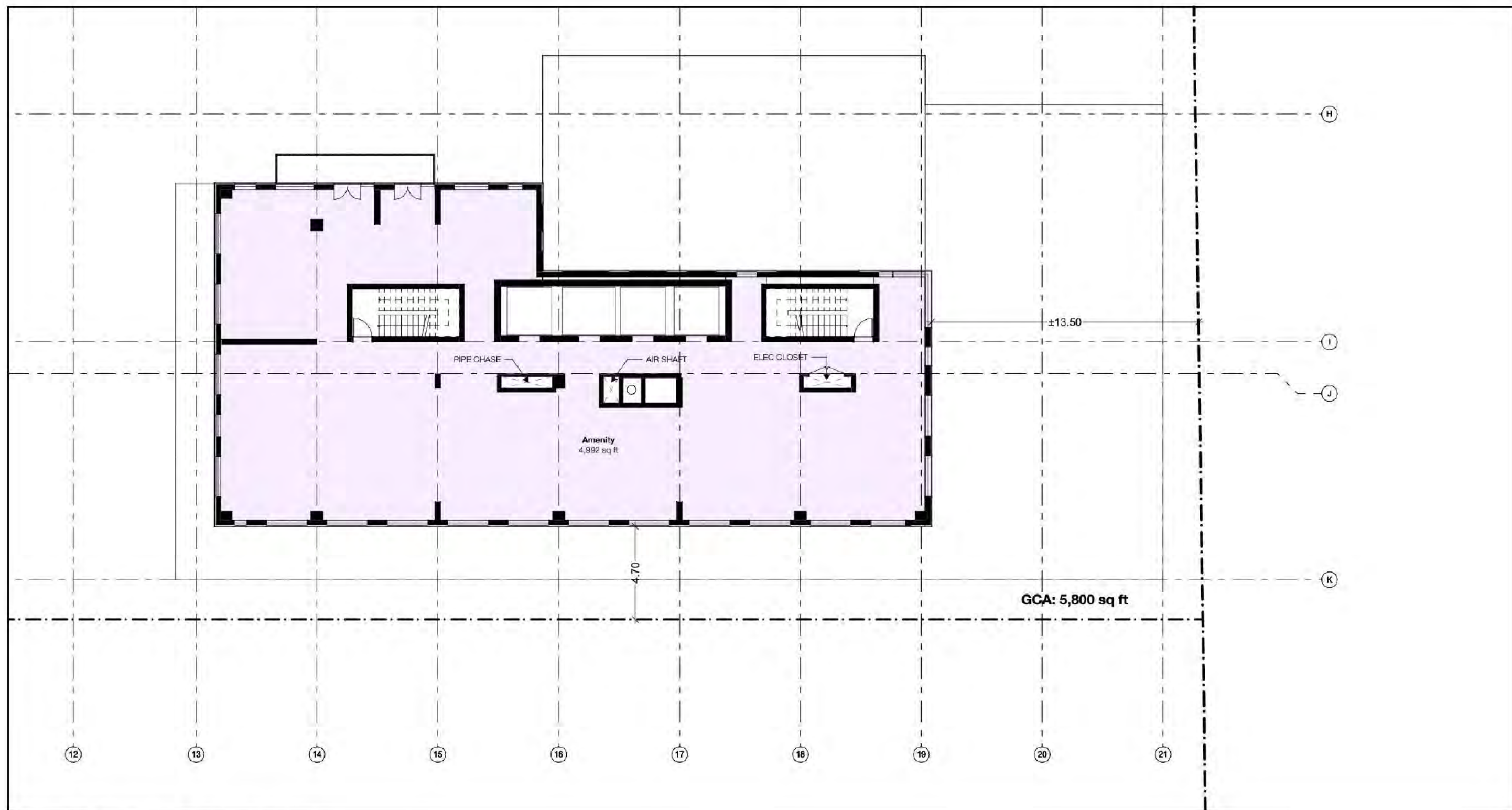
KEY PLAN



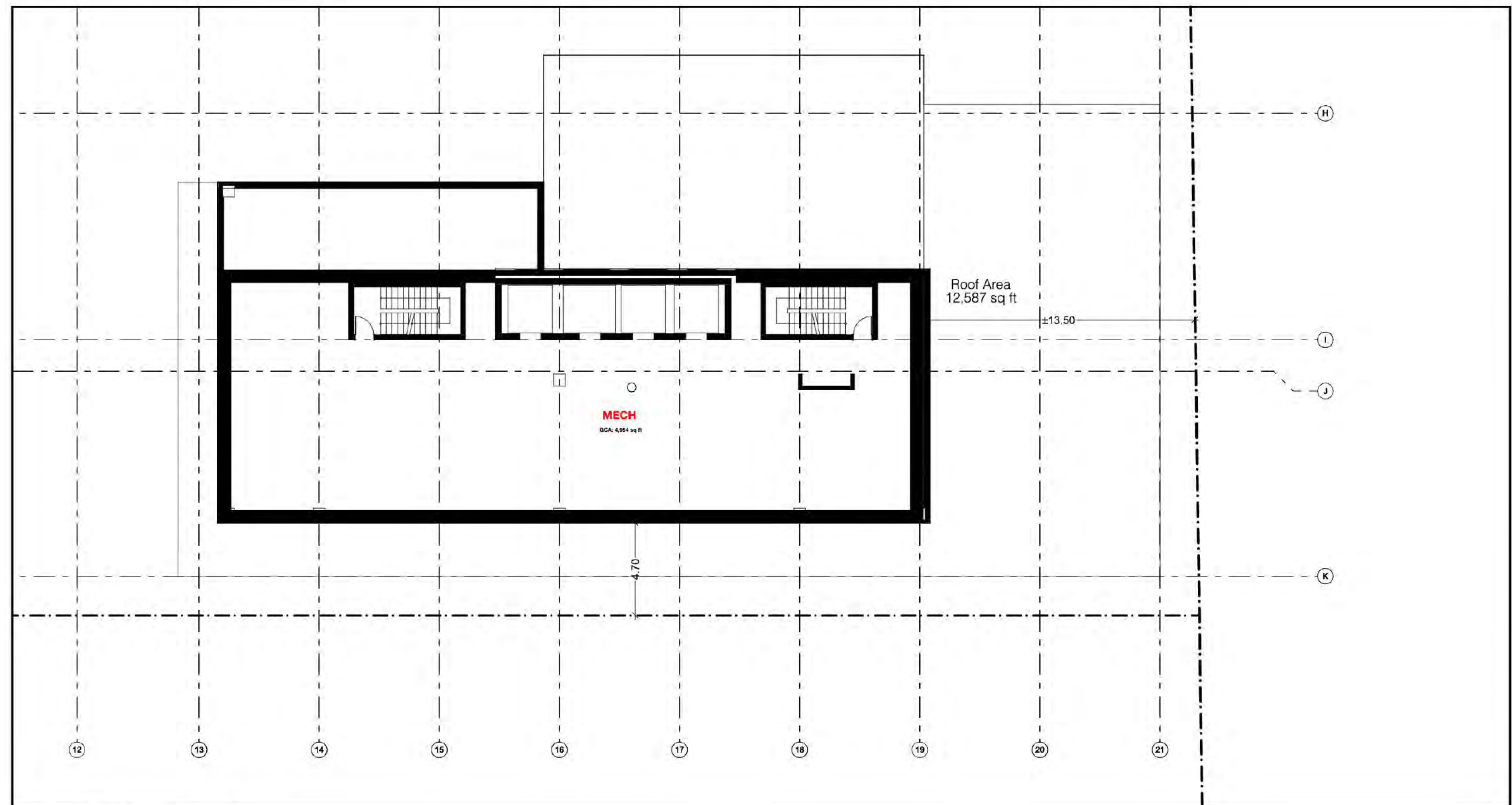
1 2D - Typical Tower Floor



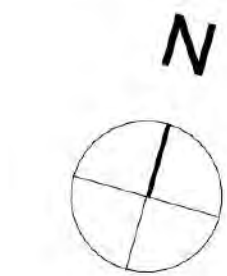
2 2D - Twenty Seventh Floor



3 2D - Twenty Eighth Floor



4 2D - Mechanical Floor



TACT Architecture Inc
1801 College Street (West Side)
Toronto, Ontario M5G 1B8
416-593-5549
info@tactarchitecture.com

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File: Starklands - Block 2 v132 - concept.dwg

Plot: 180

Starklands

0, 119-125, 144, 160, & 200

Benny Stark Street

116-122 Turnberry Avenue

Plot: 180

Benny Stark Limited

Sheet Title:

Block 2 - 2D Tower Floors

Drawn by:

HG, RD, AK

Checked by:

PJ

Date:

Friday, December 5, 2025

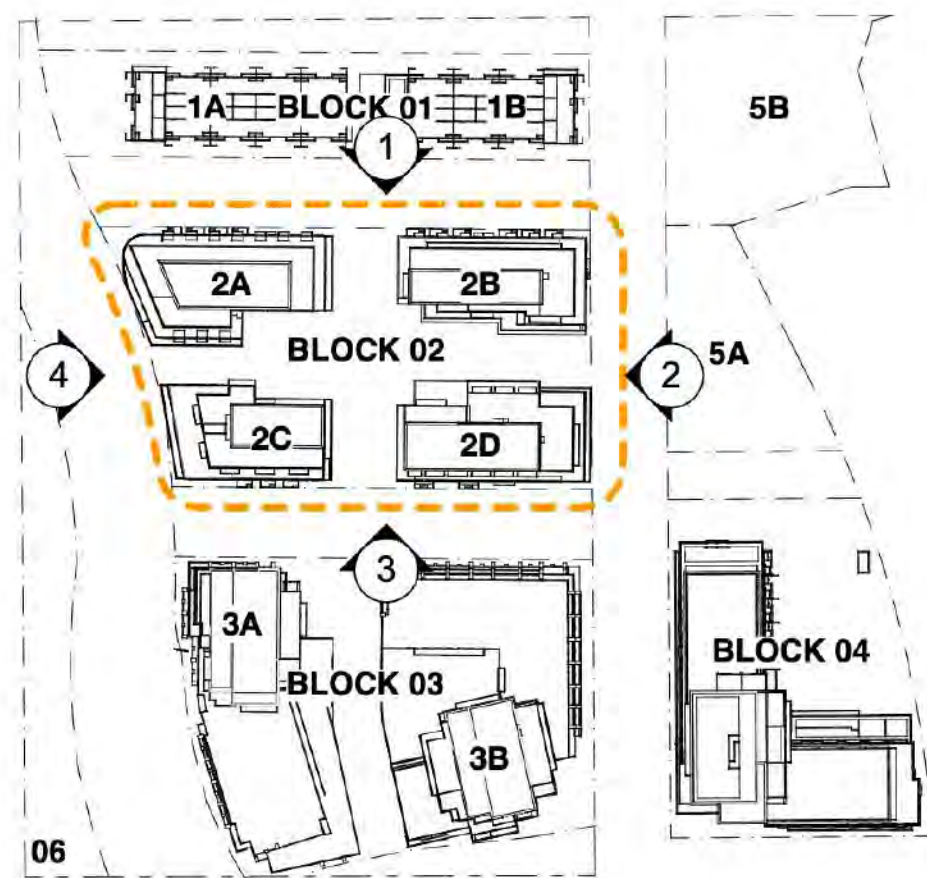
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Job number:

2007

Revision		Revision
No.	Date	
01	2021.10.13	OPS, CPA, ZBA
02	2022.04.29	INITIAL SPA
03	2025.06.12	CPA/ZBA Resubmission
04	2025.12.05	Settlement Set



KEY PLAN



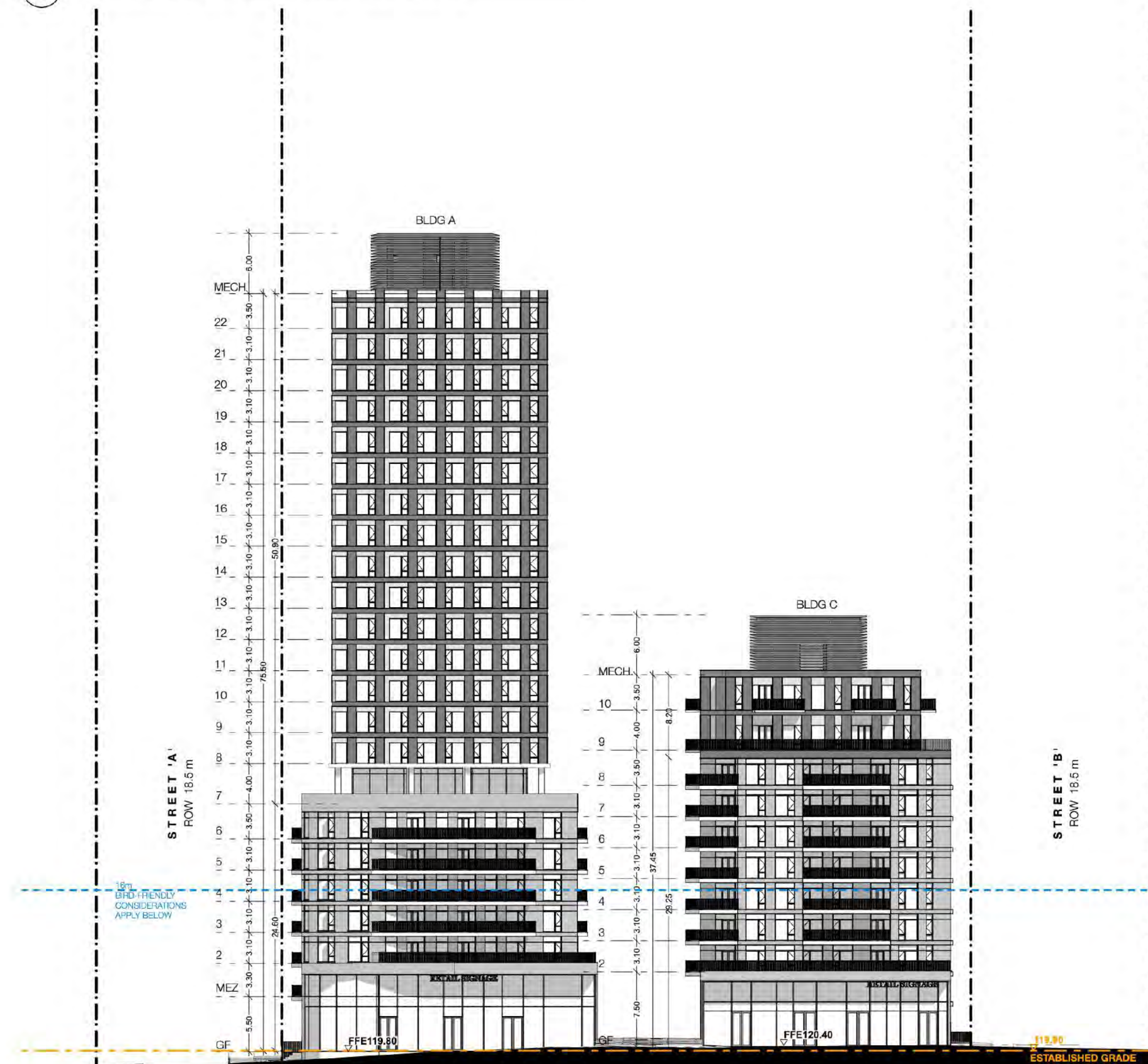
1 BUILDINGS B & A - NORTH ELEVATION



3 BUILDINGS C & D - SOUTH ELEVATION



2 BUILDINGS B & D - EAST ELEVATION



4 BUILDINGS A & C - WEST ELEVATION

TACT Architecture Inc
1834 College Street (West Side)
Toronto, Ontario M5S 1B8
416-576-5569
info@tactarchitecture.com

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File: Starklands - Block 2 v12 - cropped.dwg

Job Name:
Starklands
0, 119-125, 144, 160, & 200
Benny Stark Street
118-122 Turnberry Avenue
Owner:
Benny Stark Limited

Sheet Title:
Block 2 - Elevations

Drawn by:
HG, RD, AK

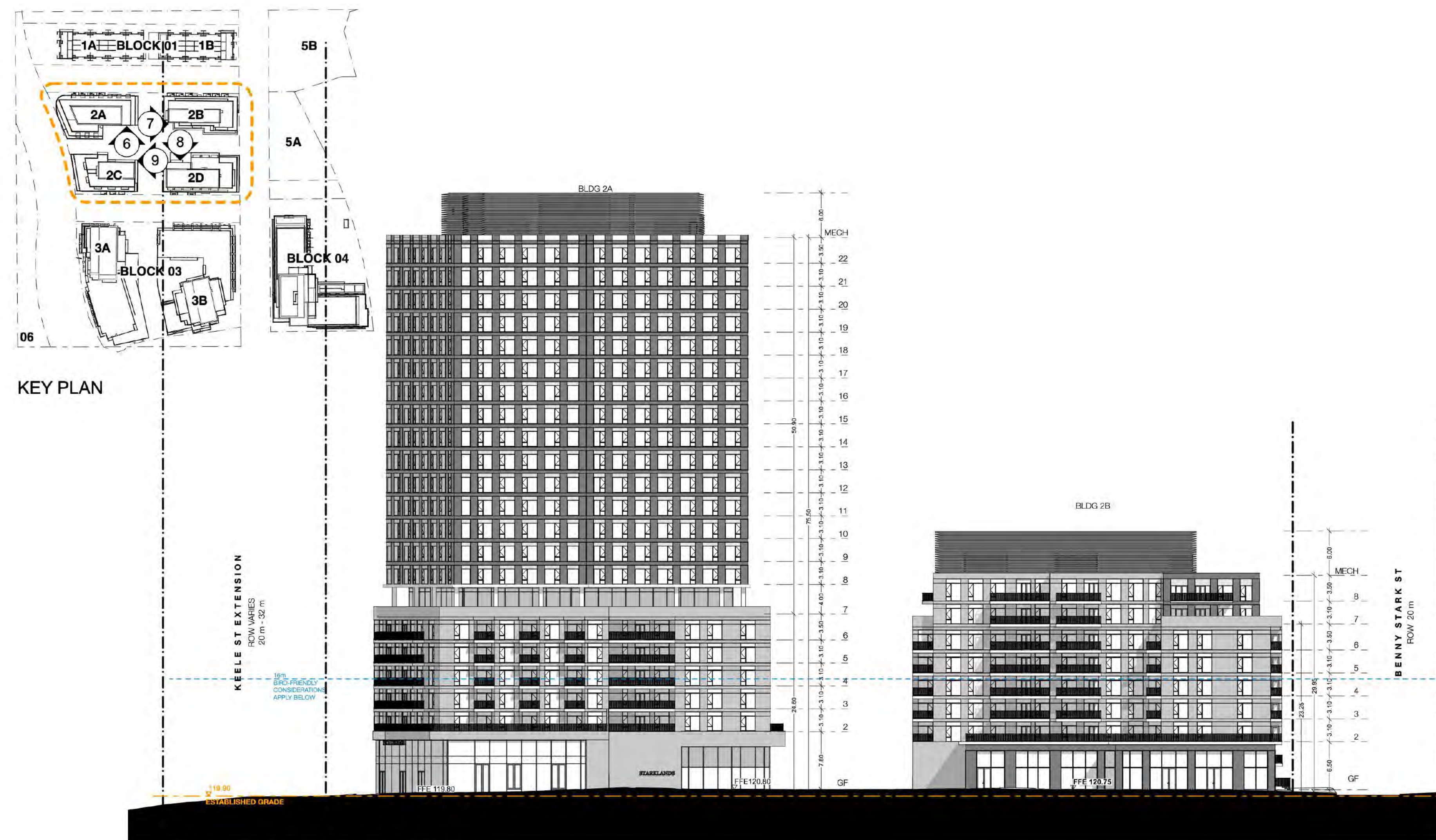
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Date:
Friday, December 5, 2025

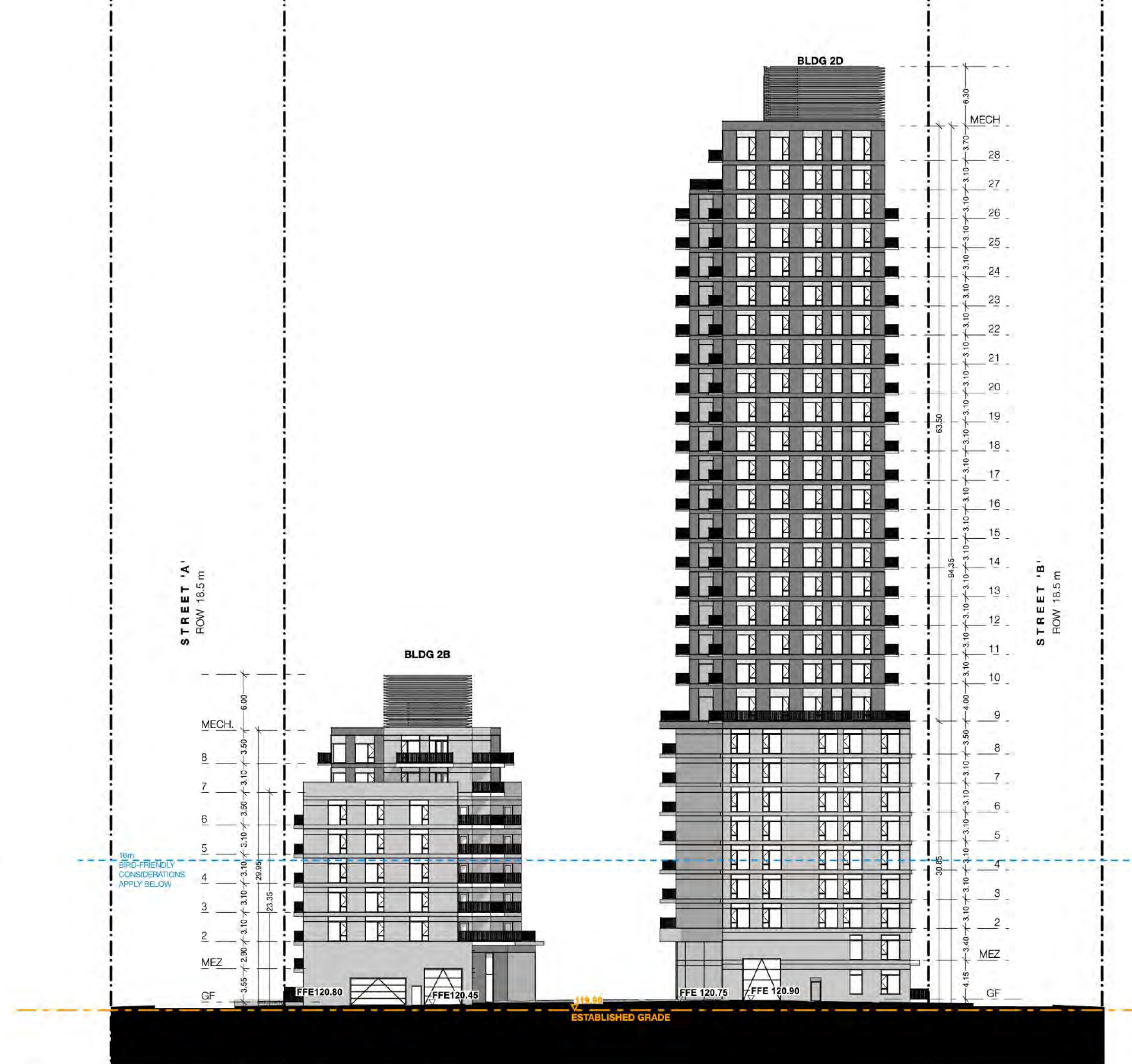
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Job Number:
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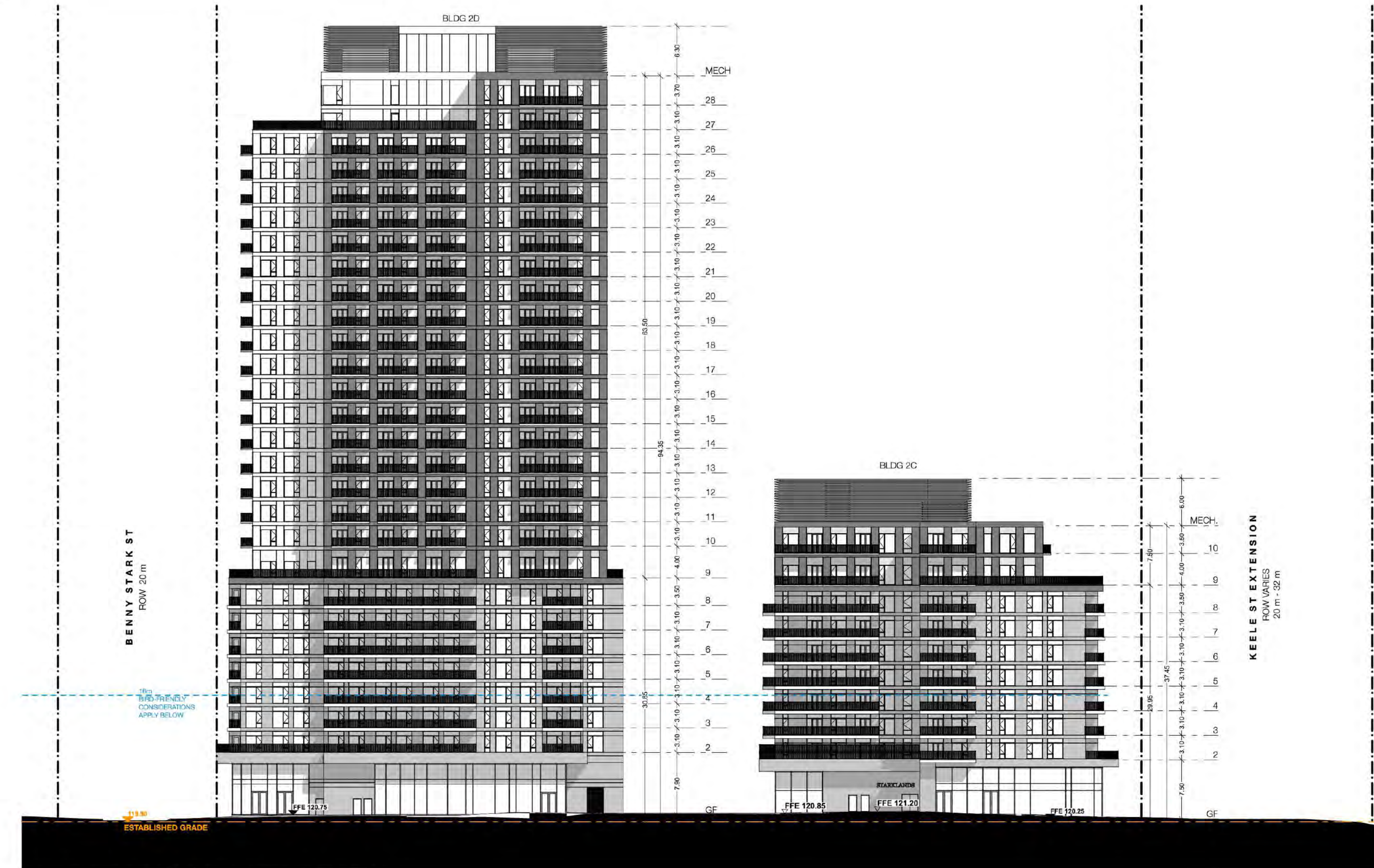
No.	Date	Revision
01	2021.10.13	OPS, OPA, ZBA
02	2022.04.29	INITIAL SPA
03	2025.06.12	OPA/ZBA Resubmission
04	2025.12.05	Settlement Set



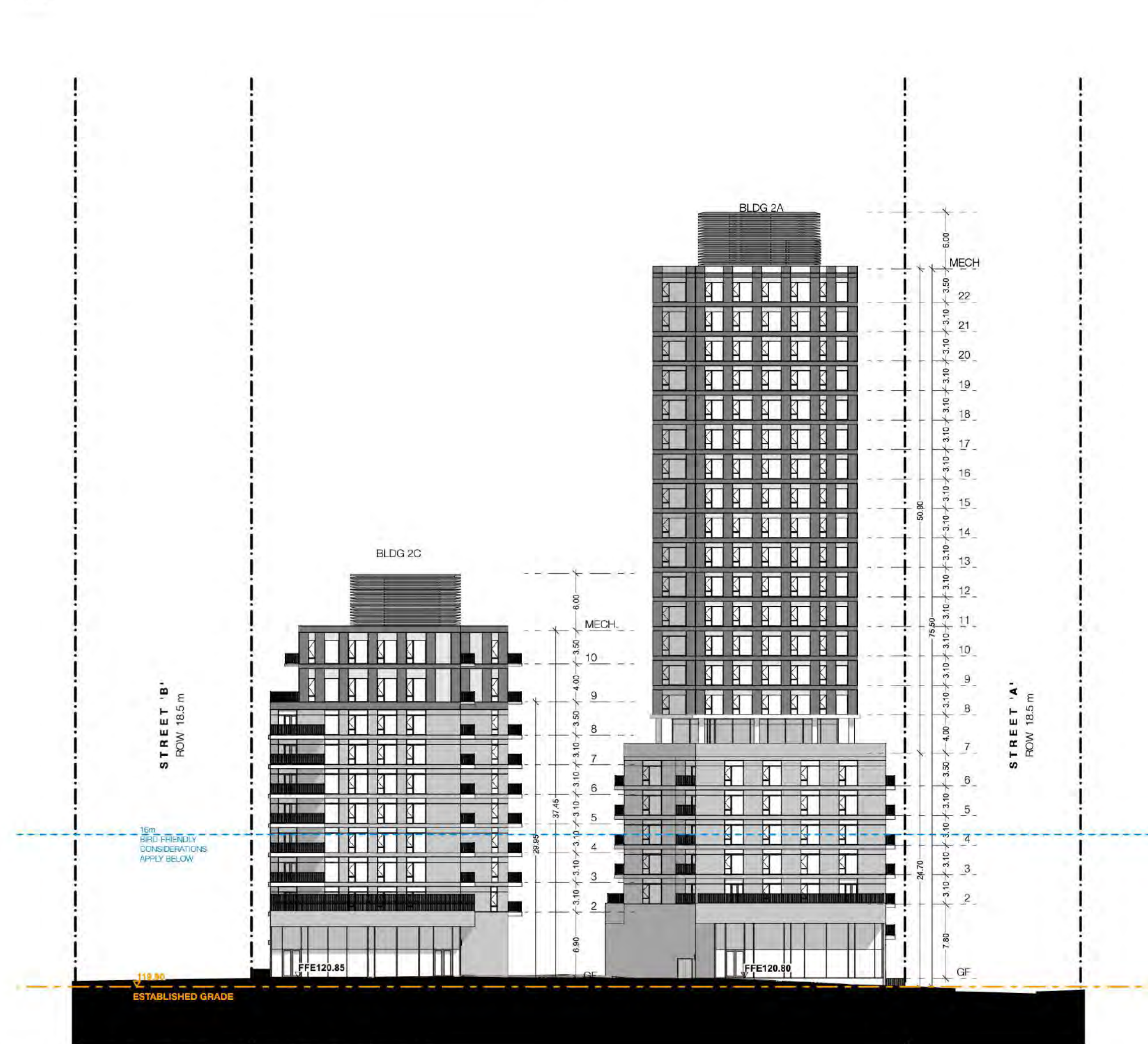
6 BUILDINGS A & B - SOUTH ELEVATION



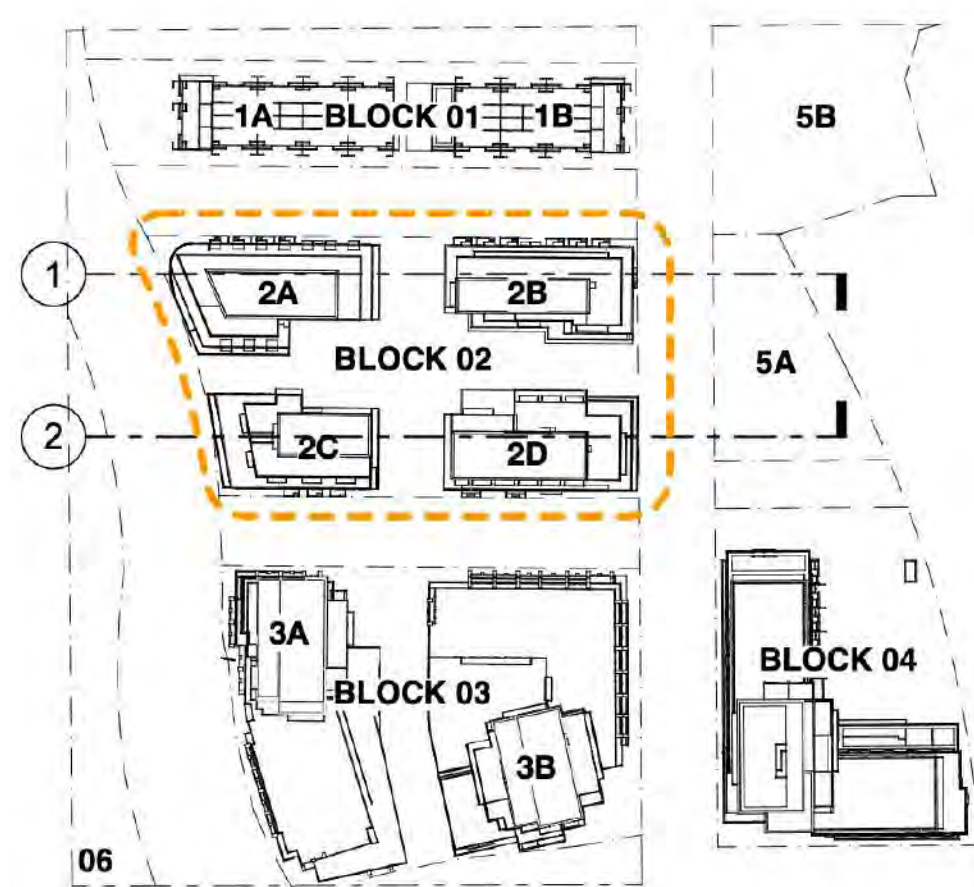
7 BUILDINGS B & D - WEST ELEVATION



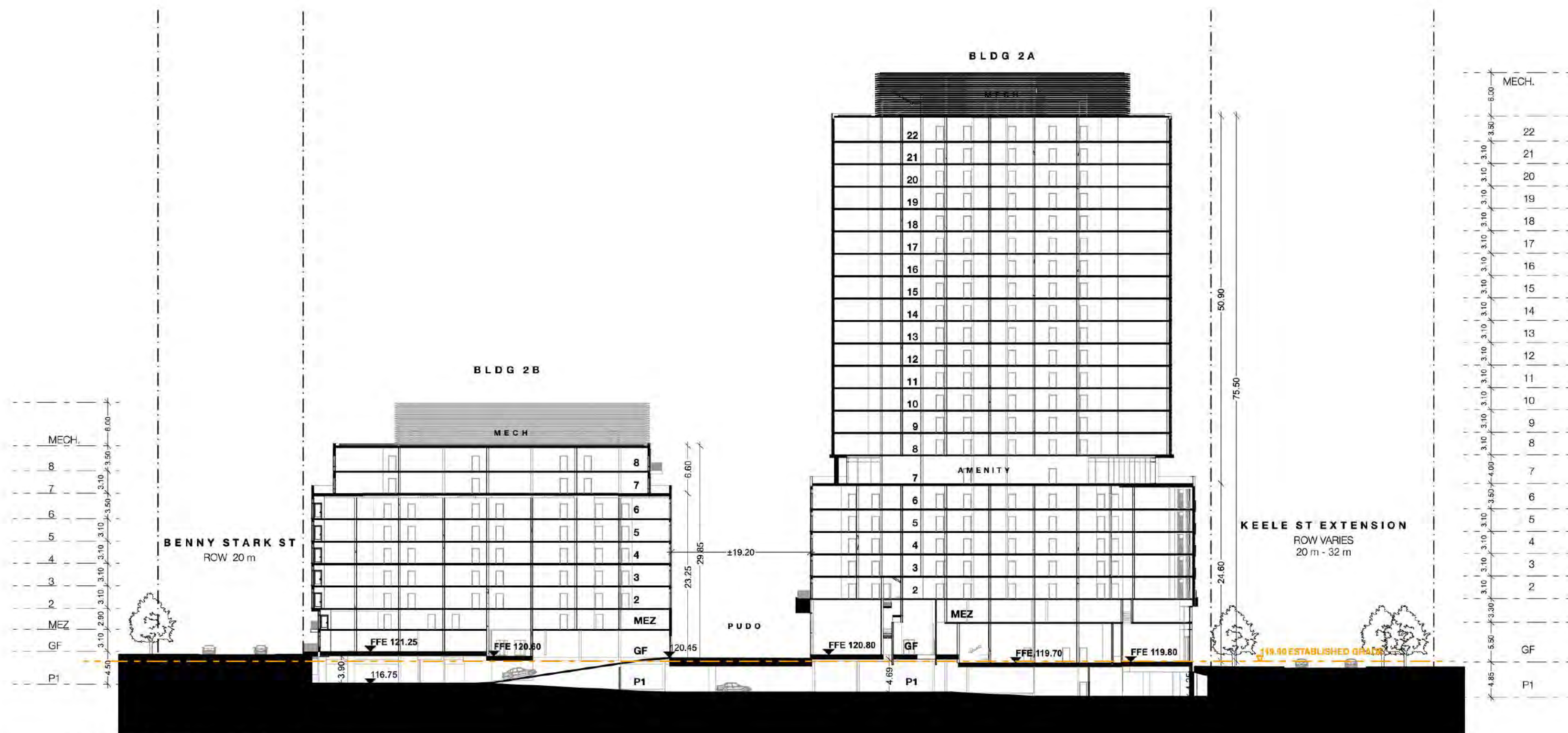
8 BUILDINGS C & D - NORTH ELEVATION



9 BUILDINGS A & C - EAST ELEVATION



KEY PLAN



1 SECTION 1: BLK 2A & 2B



2 SECTION 2: BLK 2C & 2D