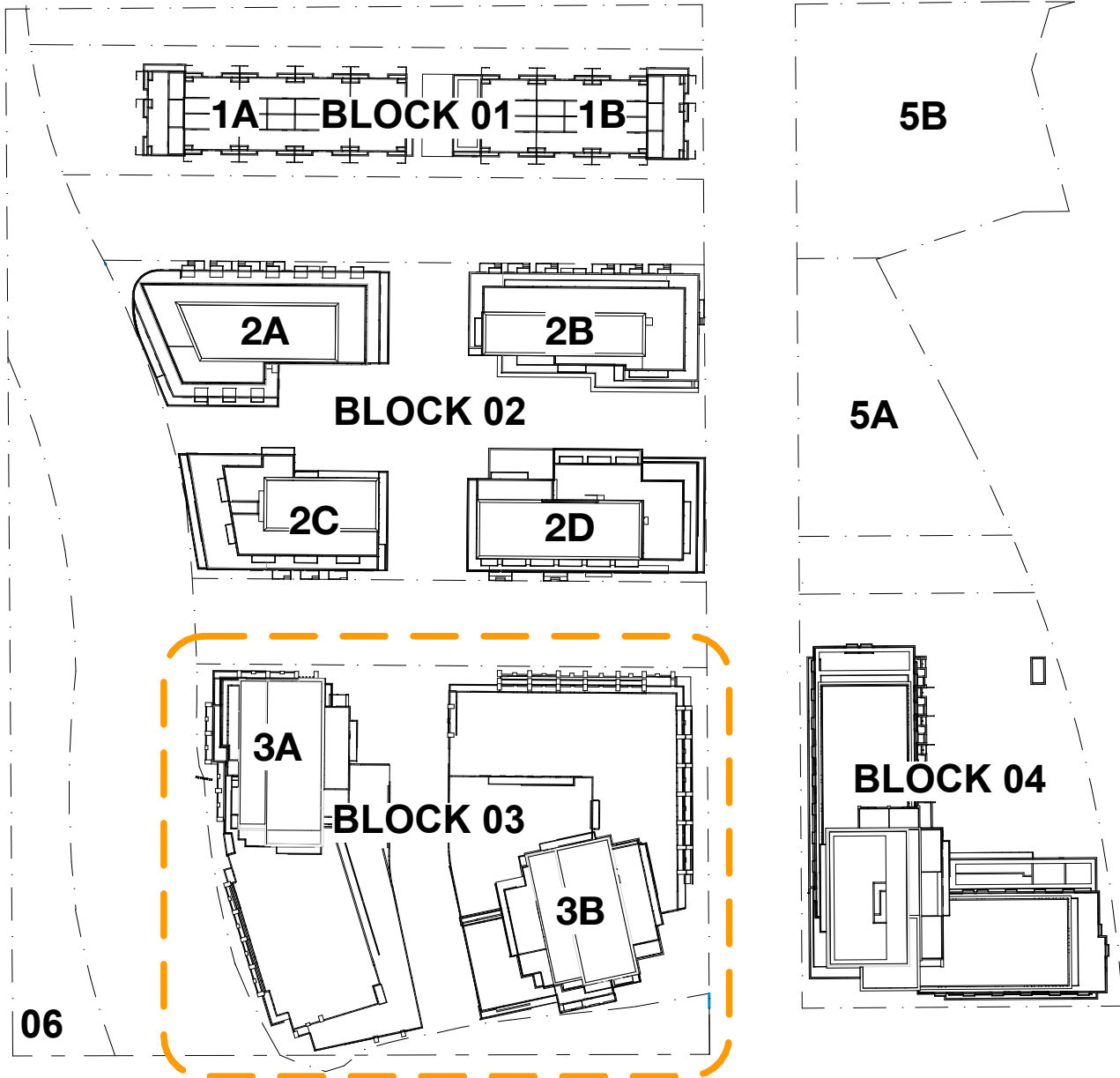




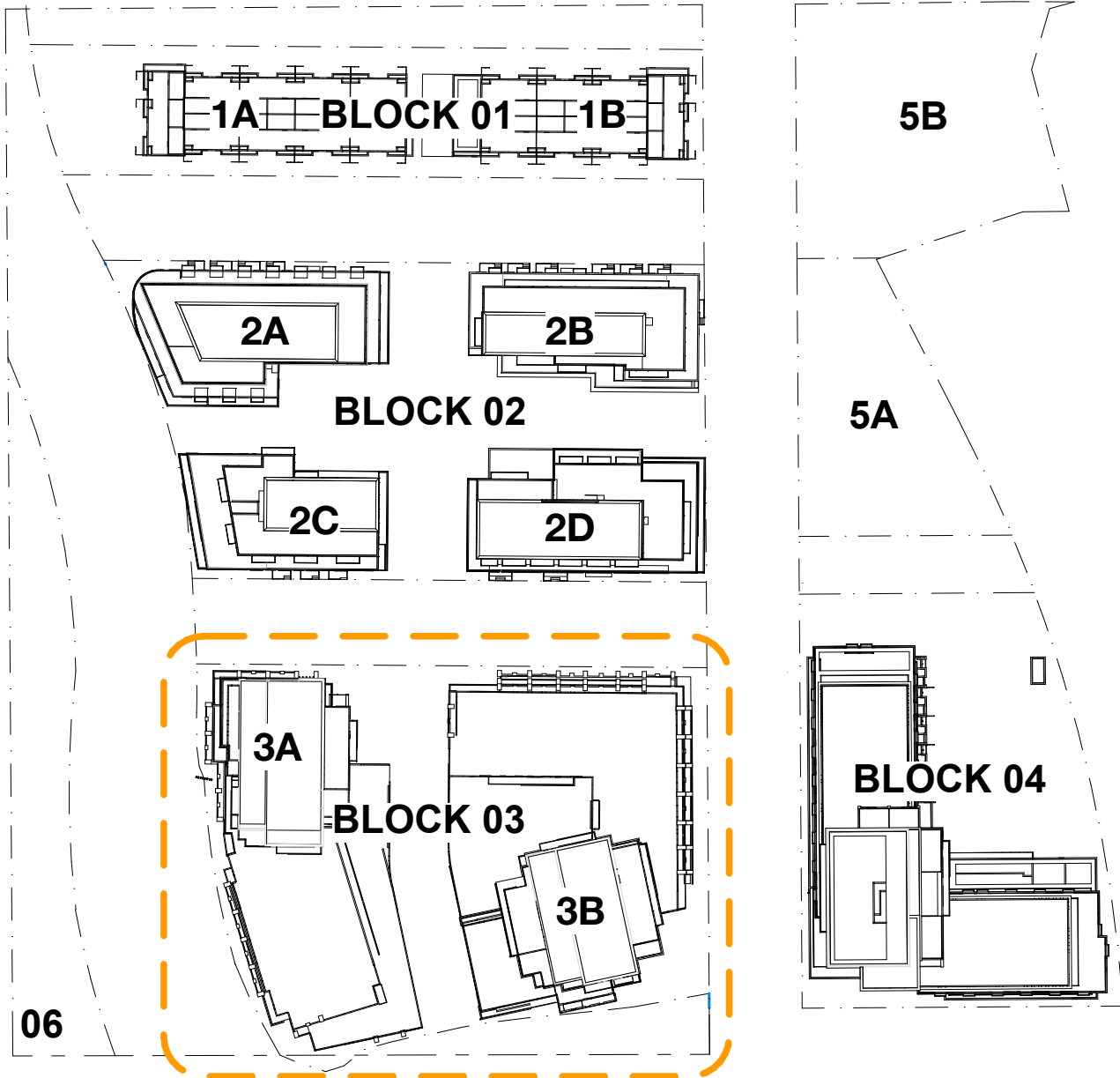
KEY PLAN

TORONTO GREEN STANDARDS

GENERAL PROJECT DESCRIPTION		PROPOSED	
Total Gross Floor Area		89,985	
Breakdown of project components (m2)			
Residential		85,536	
Retail		2,990	
Commercial			
Industrial			
Institutional / Other		1,458	
Total number of residential units		1,220	
SECTION 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications			
AUTOMOBILE INFRASTRUCTURE	REQUIRED	PROPOSED	PROPOSED (%)
Number of Parking Spaces	90	360	
Number of parking spaces dedicated for priority LEV parking			
Number of parking spaces with EVSE	72	72	20%
CYCLING INFRASTRUCTURE	REQUIRED	PROPOSED	PROPOSED (%)
Number of long-term bicycle parking spaces (residential)	1,099	1,139	104%
Number of long-term bicycle parking spaces (all other uses)	5	5	100%
Number of long-term bicycle parking spaces (all uses) located on:			
a) first storey of building		244	22%
b) second storey of building			
c) first level below-ground		192	17%
d) second level below-ground			
e) other levels below ground			
Number of short-term bicycle parking spaces (residential)	123	127	95%
Number of short-term bicycle parking spaces (all other uses)	11	11	8%
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 03						TOTAL	
		MID RISE + TOWER BLDG A - 48ST		MID RISE + TOWER BLDG B - 40ST			
BLOCK AREA	sm	8,325				8,325	sm
TOTAL GROSS FLOOR AREA	sm	43,721		46,674		89,985	sm
RESIDENTIAL GFA	sm	42,260		43,277		85,536	sm 95%
NON RES. GFA	sm	1,462		1,529		2,990	sm 3%
FLEX COMMERCIAL / LIVING GFA	sm	1,047		411		1,458	sm 2%
ESTABLISHED GRADE	m	119.33					
MAXIMUM HEIGHT	m	156.42		131.52			
Measured from Established Grade	storeys	48		40			
FSI [GROSS SITE AREA]						1.99	x
FSI [NET BLOCK AREA]	x	10.81				10.81	x
UNITS		606		614		1,220	Units
1 BR		343	57%	352	57%	695	57%
2 BR		209	34%	203	33%	412	34%
3 BR		54	9%	59	10%	113	9%
INDOOR AMENITY SPACE	sm	2,443				2,443	sm
OUTDOOR AMENITY SPACE	sm	2,449				2,449	sm
LOT COVERAGE	%	65.0%				65.0%	
	sm	5,409				5,409	
PAVED SURFACE AREA	sm	915				915	
LANDSCAPED OPEN SPACE	%	24.0%				24.0%	
	sm	2,001				2,001	
VEHICLE PARKING See TIS Report for Details		2 Levels of Parking				REQUIRED	PROVIDED
VISITOR 0 - 2+ 0.05 SPACE/UNIT						64	64
RES. - 0 SPACE/ UNIT						0	270
RETAIL 0 - 1.00 SPACE/100m2						26	26
TOTAL PARKING						90	360
EVSE (included in total parking)	0.2					72	72
BARRIER FREE PARKING (included in total)						11	11
BICYCLE PARKING		REQUIRED		PROVIDED		REQUIRED	PROVIDED
LONG TERM		1,104		1,144		1,104	1,144
SHORT TERM		134		138		134	138
TOTAL		1,238		1,282		1,238	1,282
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 and flex commercial / living uses							



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 BN LOADING WITH IMPACT FACTORS (5% UP TO 15 KMMH 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 12" 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 0.3 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 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 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: OVERST AT LEAST 75% OF TOTAL CONSTRUCTION AND DEMOLITION MATERIALS.

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

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 2.0 M X 5.0 M. ALL "SMALL CAR" PARKING SPACES TO BE 2.3 M X 5.0 M. ALL ACCESSIBLE PARKING SPACES TO BE 3.4 M X 5.0 M PLUS 1.5 M WIDE AISLE ADJACENT TO SPACE.

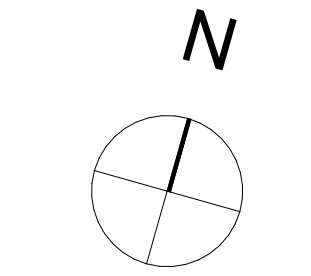
NO OBSTRUCTIONS PERMITTED WITHIN 0.3 M FROM SIDE OF SPACE GREATER THAN 1M IN LENGTH FROM FRONT OR REAR.

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 SITE PLAN / ROOF PLAN
SCALE: 1:300

Revision:	No.	Date	Revision
01	2022.04.29	INITIAL SPA	
02	2025.12.05	Settlement Set	
03			
04			
05			



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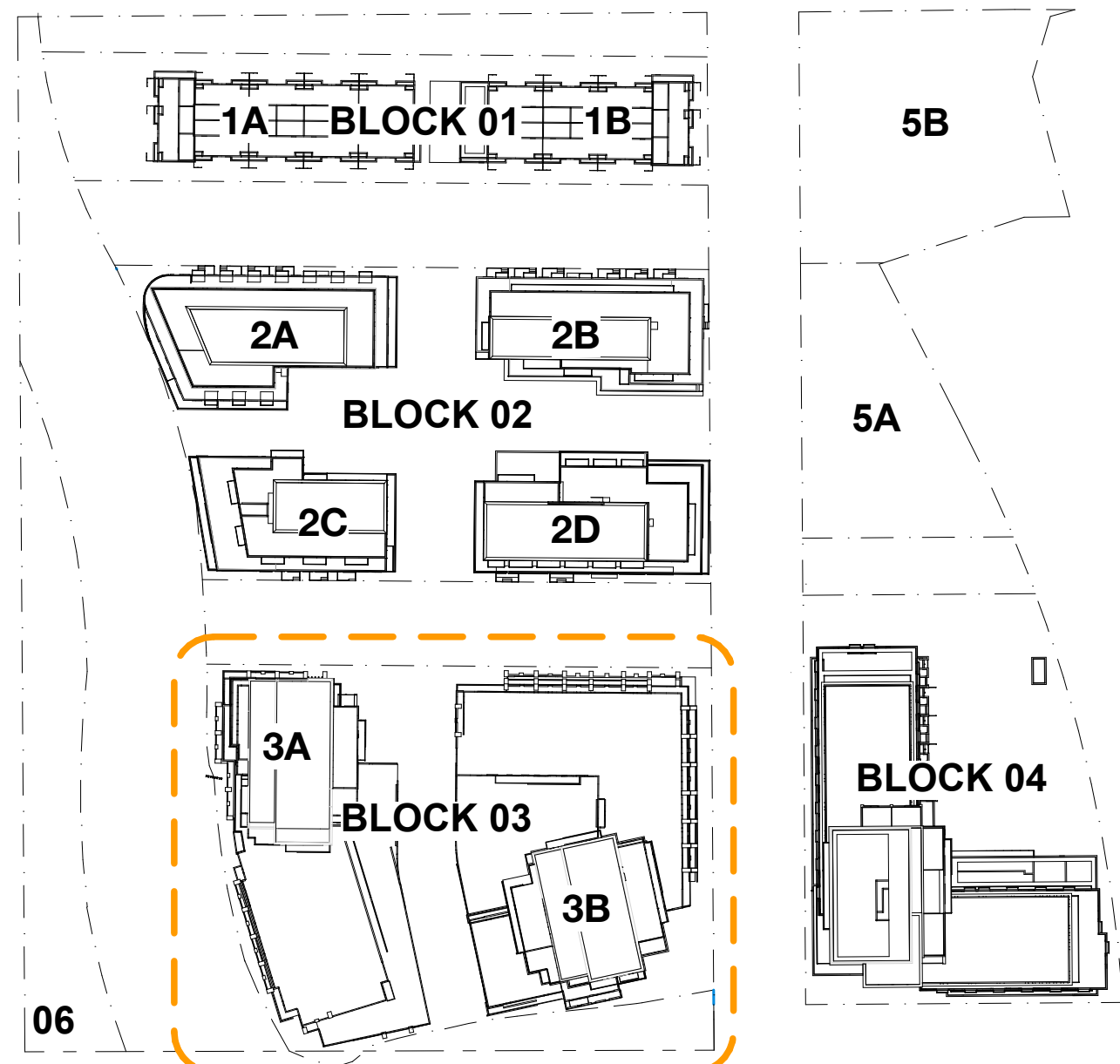
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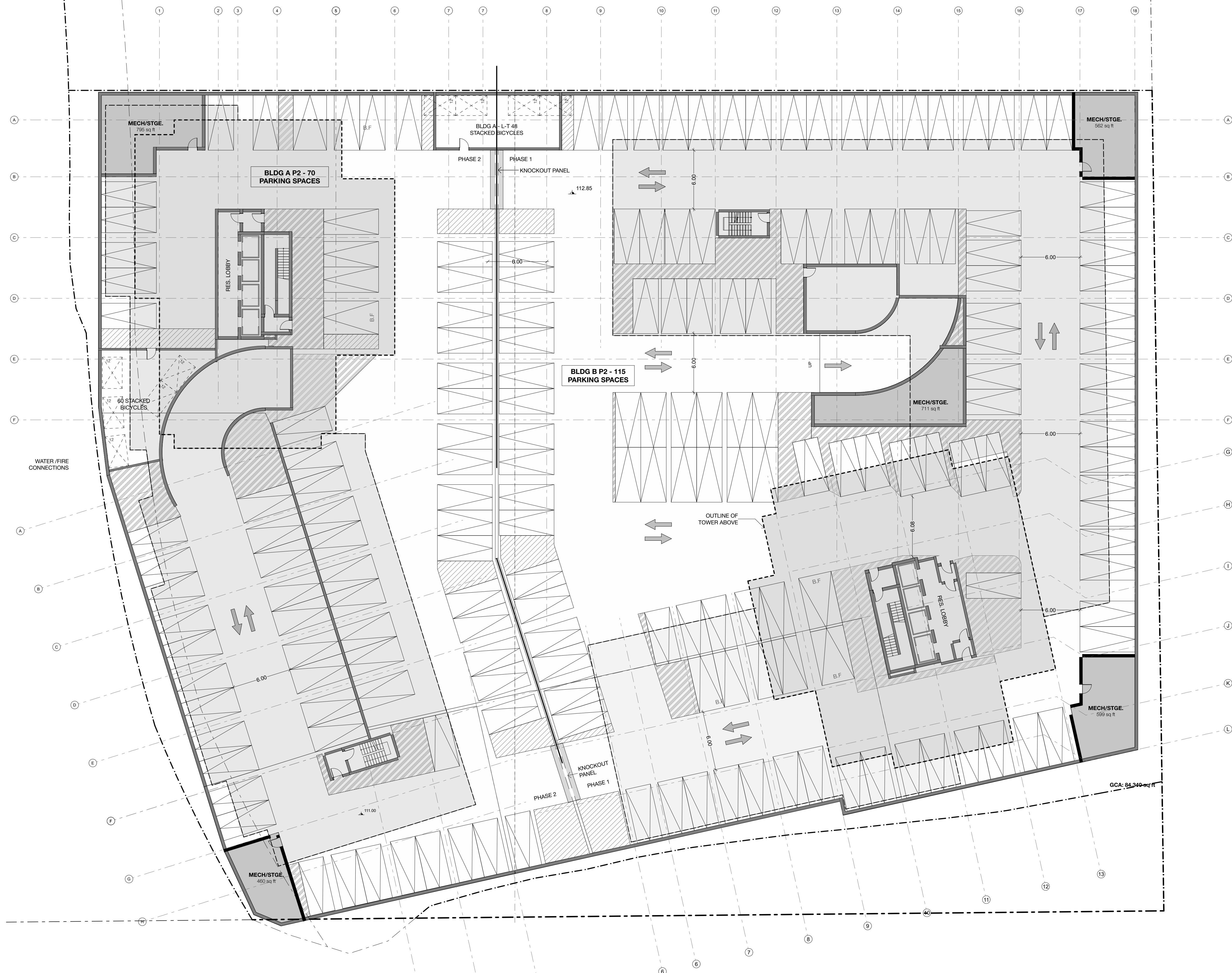
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Sheet title:
Site Plan/Roof plan

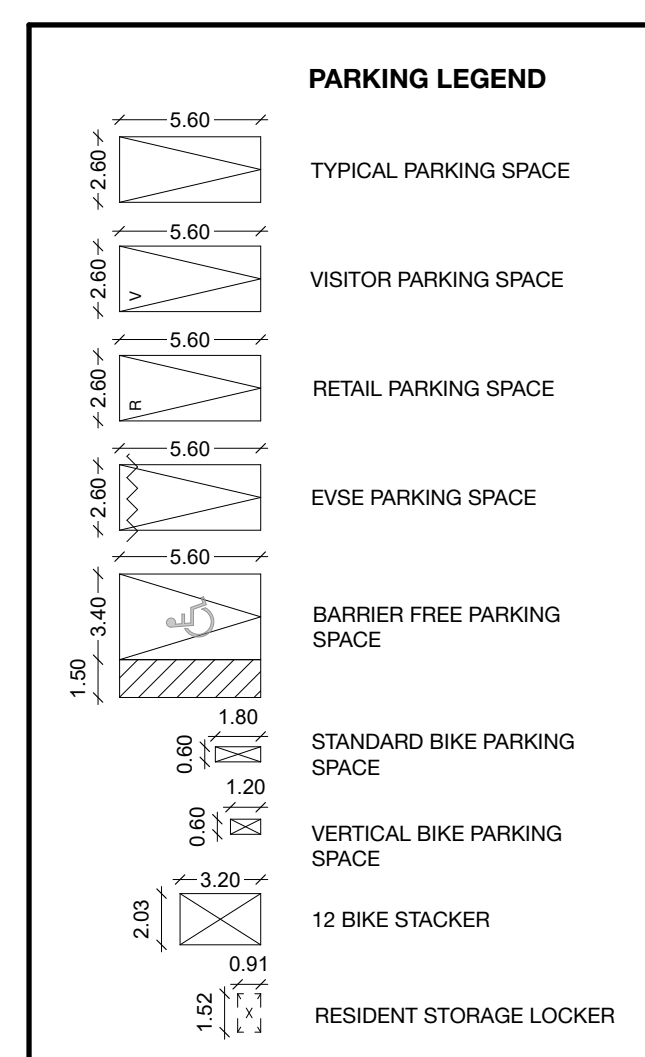
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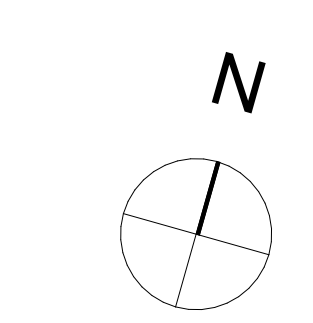


KEY PLAN



PARKING LEGEND	
	TYPICAL PARKING SPACE
	VISITOR PARKING SPACE
	RETAIL PARKING SPACE
	EVSE PARKING SPACE
	BARRIER FREE PARKING SPACE
	STANDARD BIKE PARKING SPACE
	VERTICAL BIKE PARKING SPACE
	12 BIKE STACKER
	RESIDENT STORAGE LOCKER



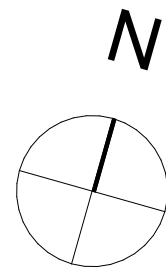
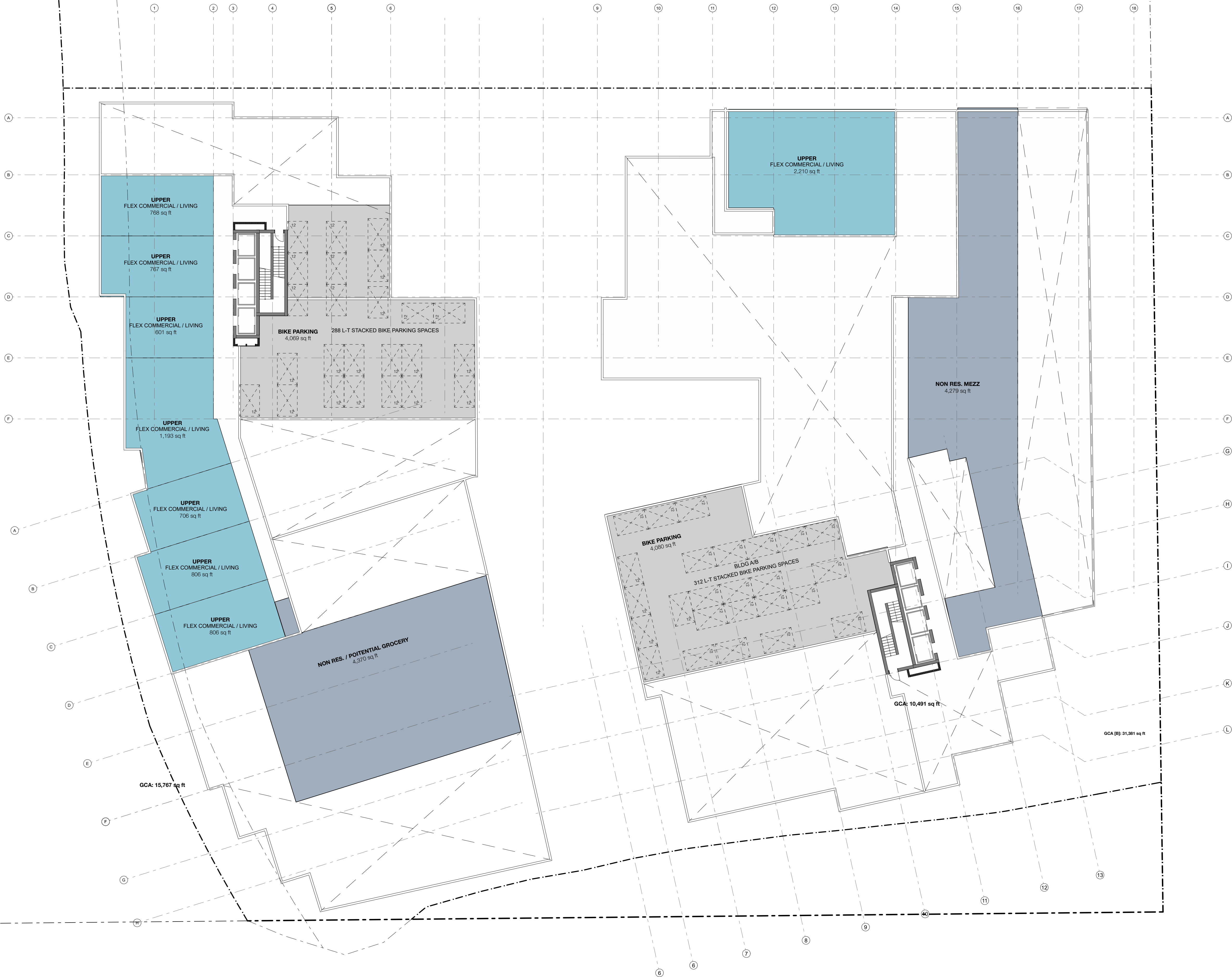


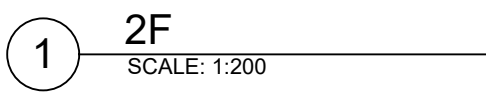
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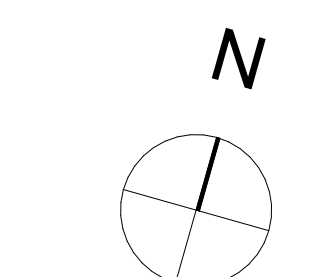
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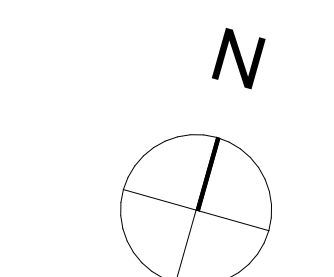
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Friday, December 5, 2025
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 job number
2007







drawn by
HG
issue date
Friday, December 5, 2025
scale
1:500
job number
2007



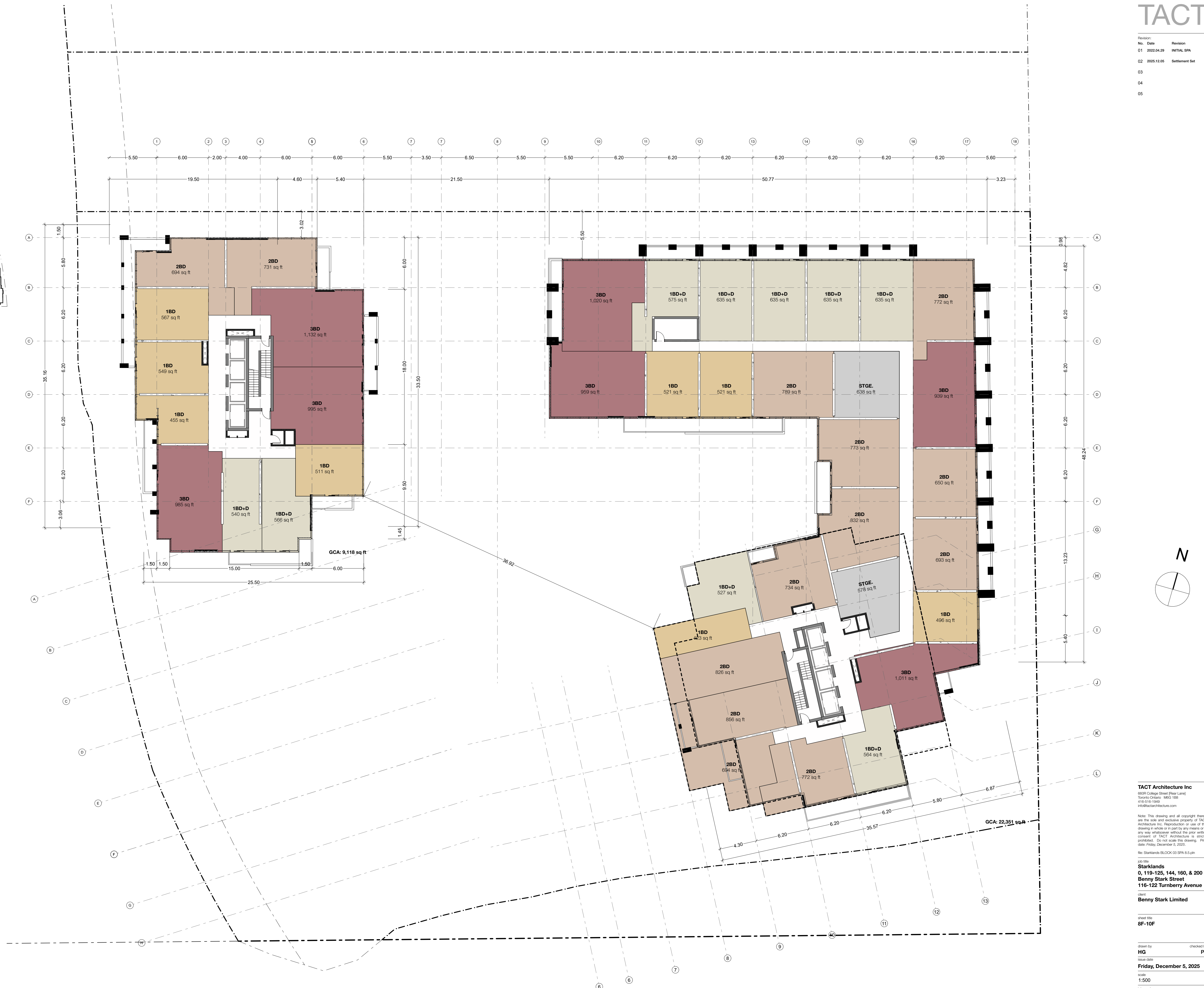
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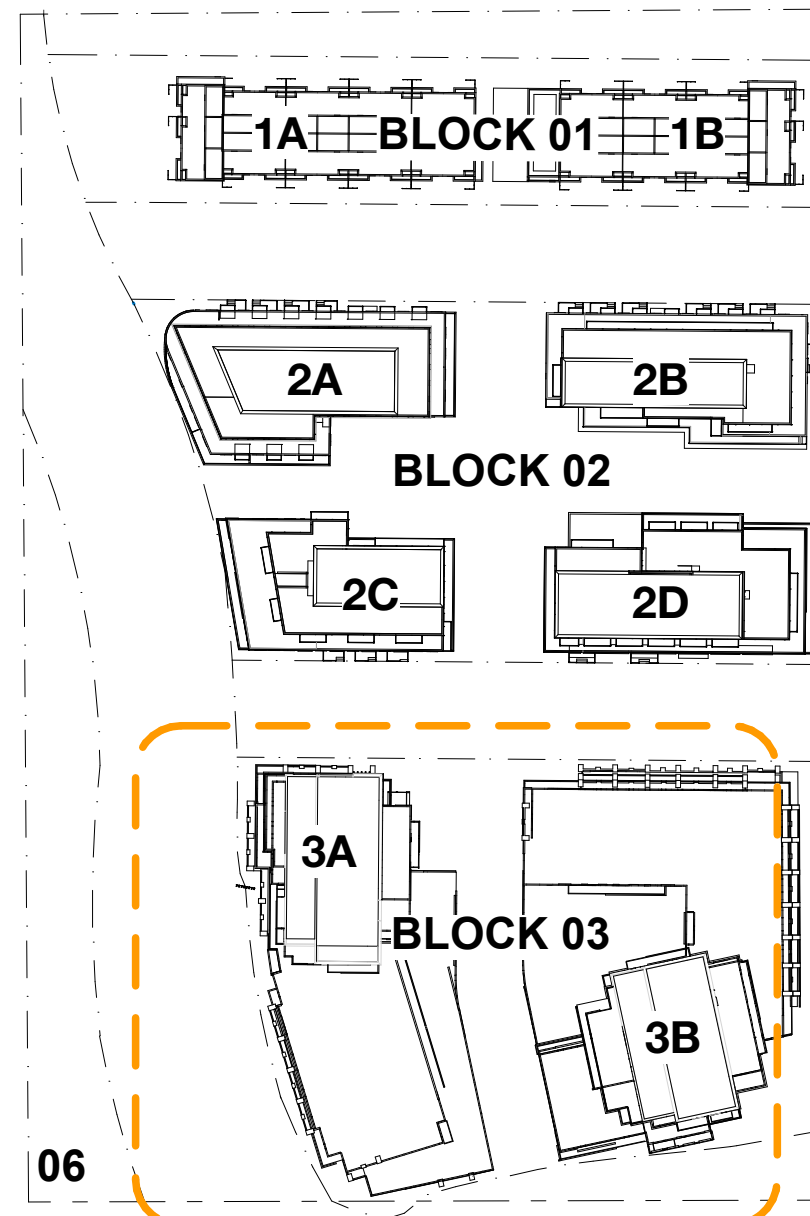
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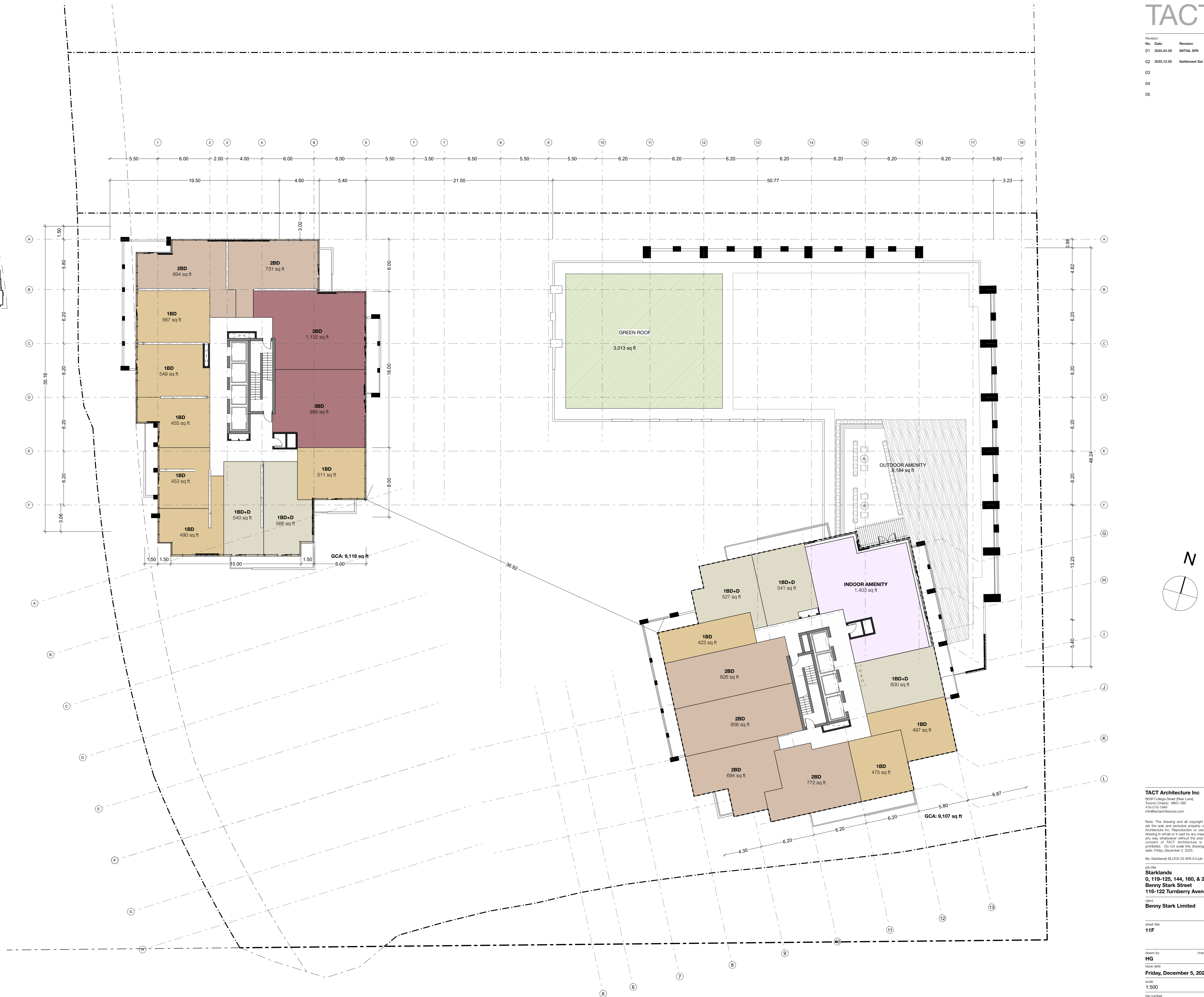
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job number
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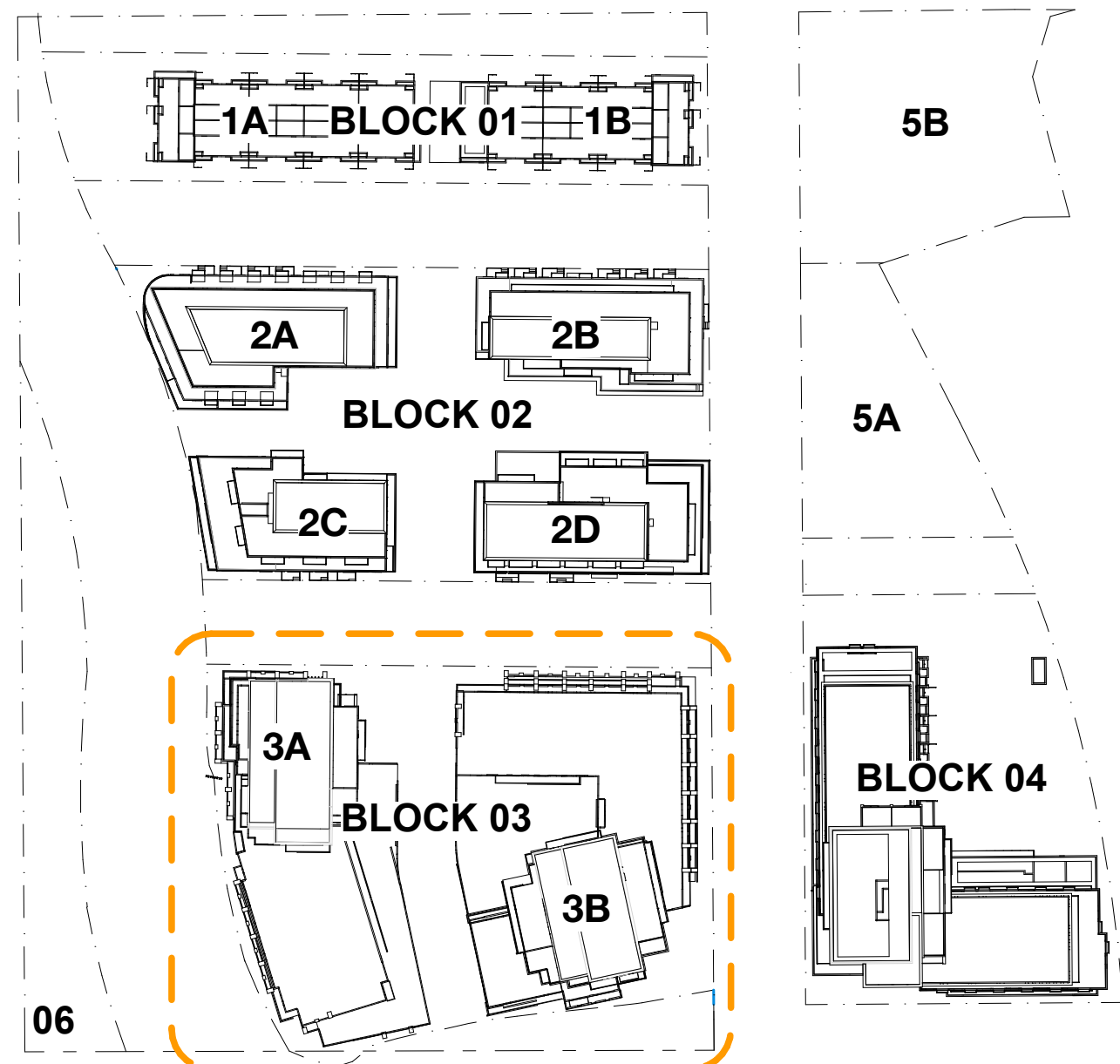
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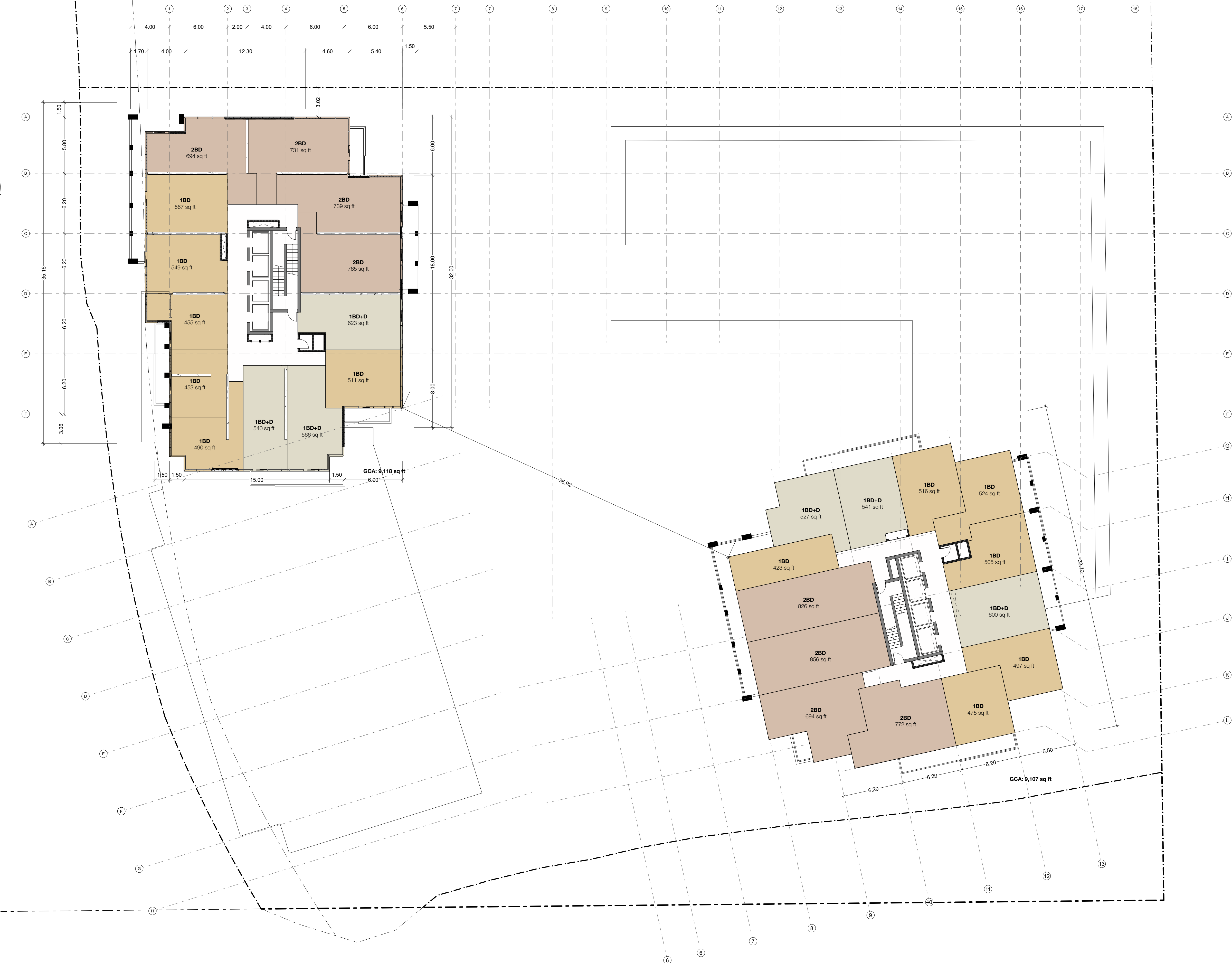


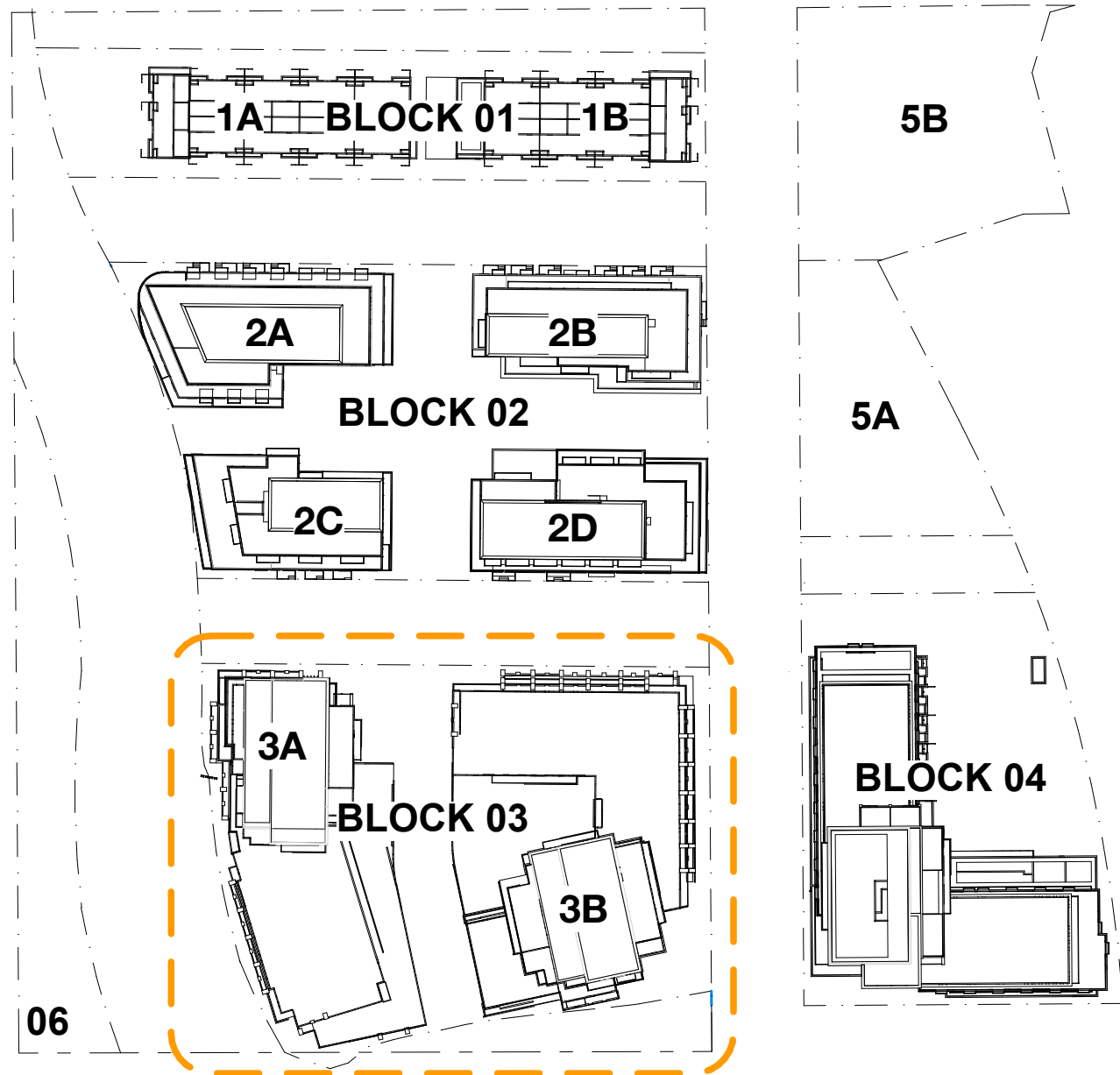
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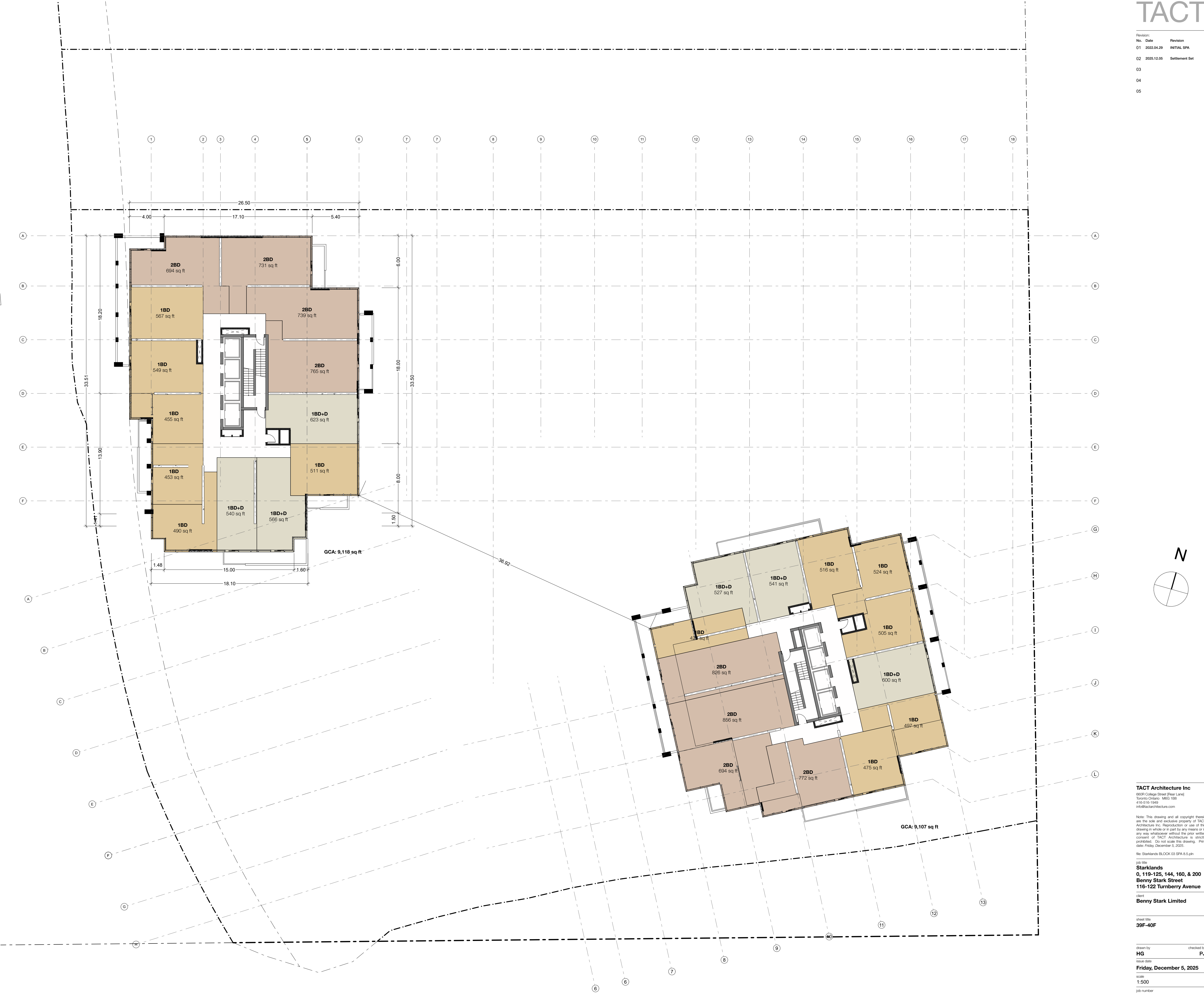


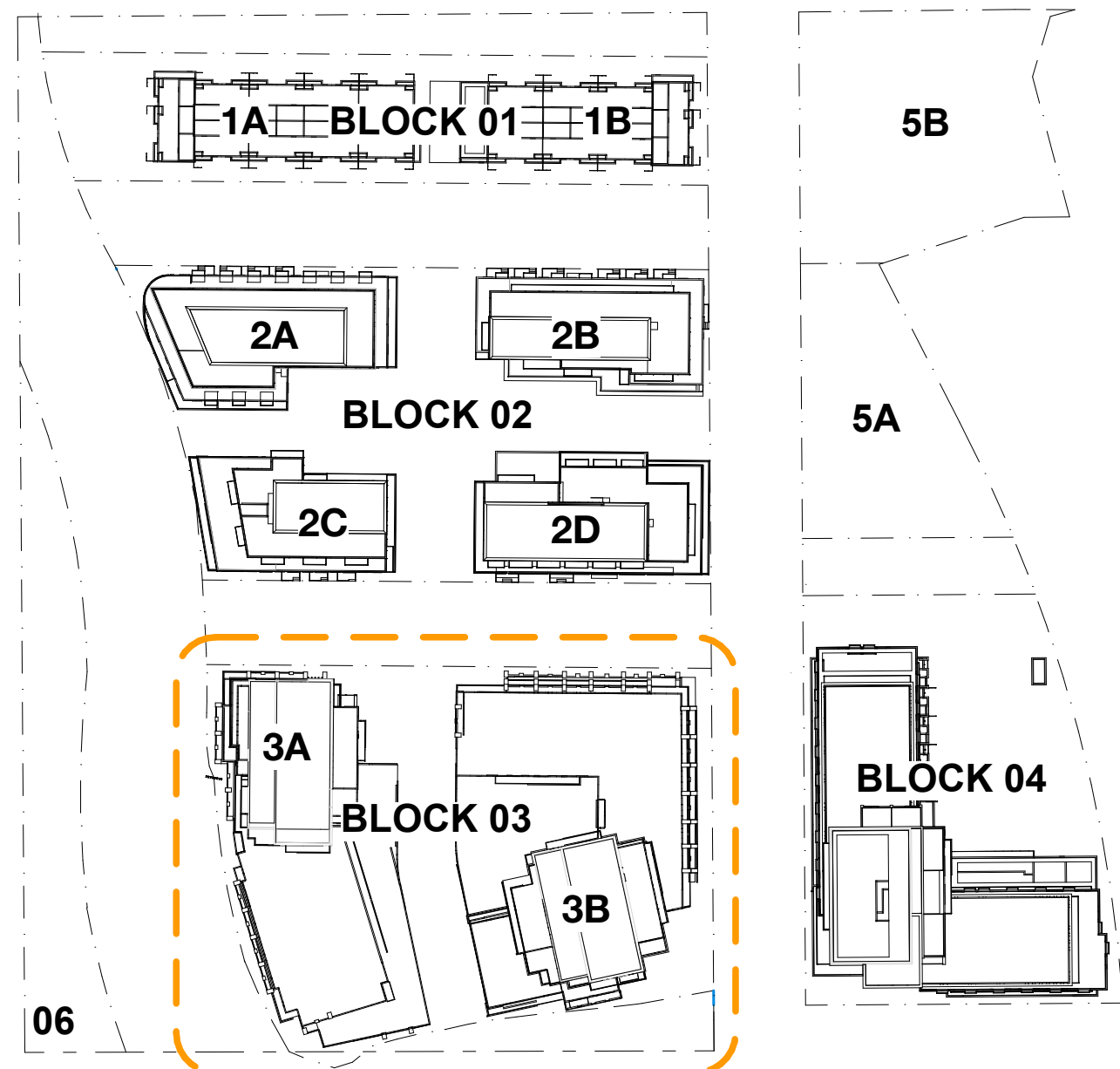
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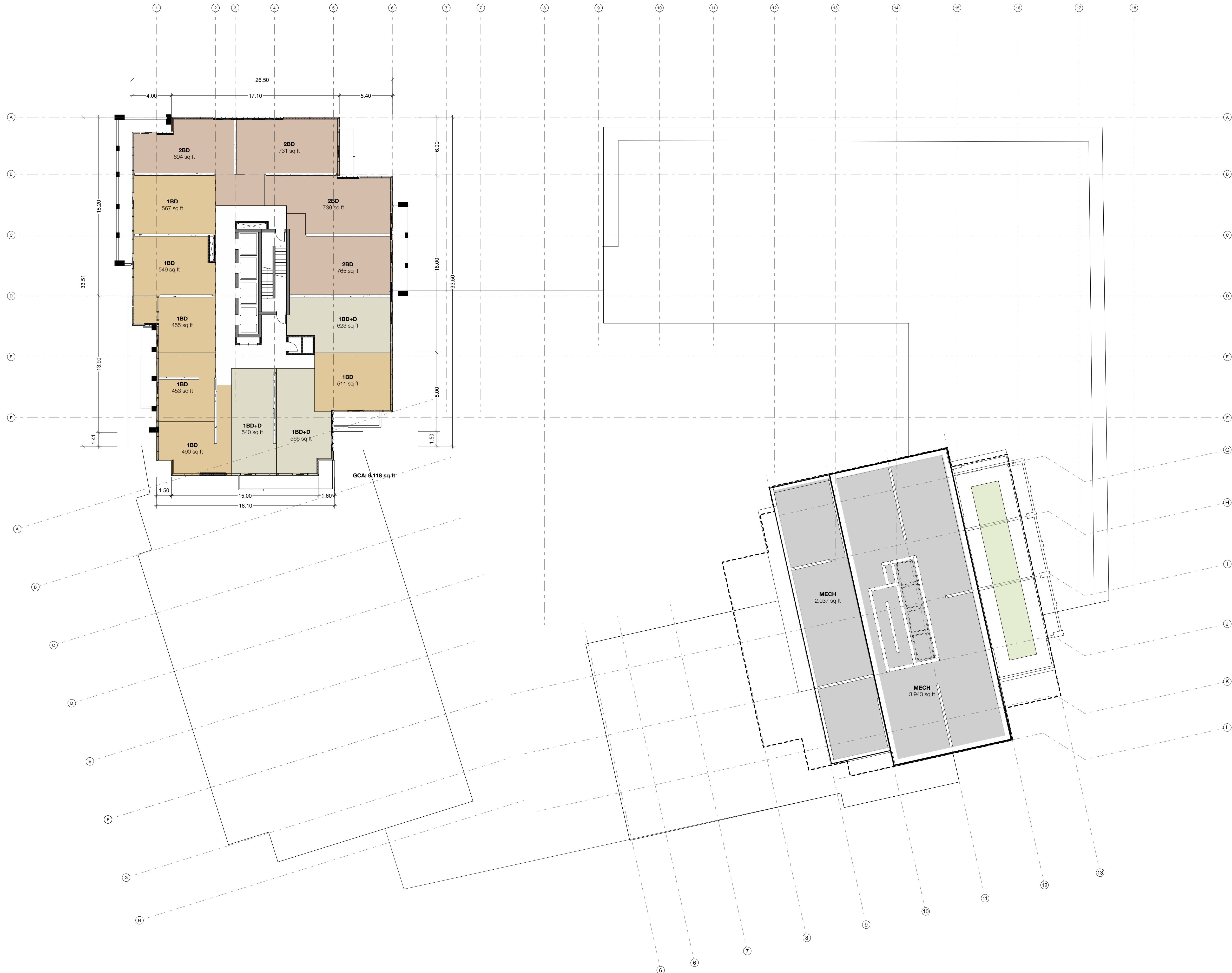


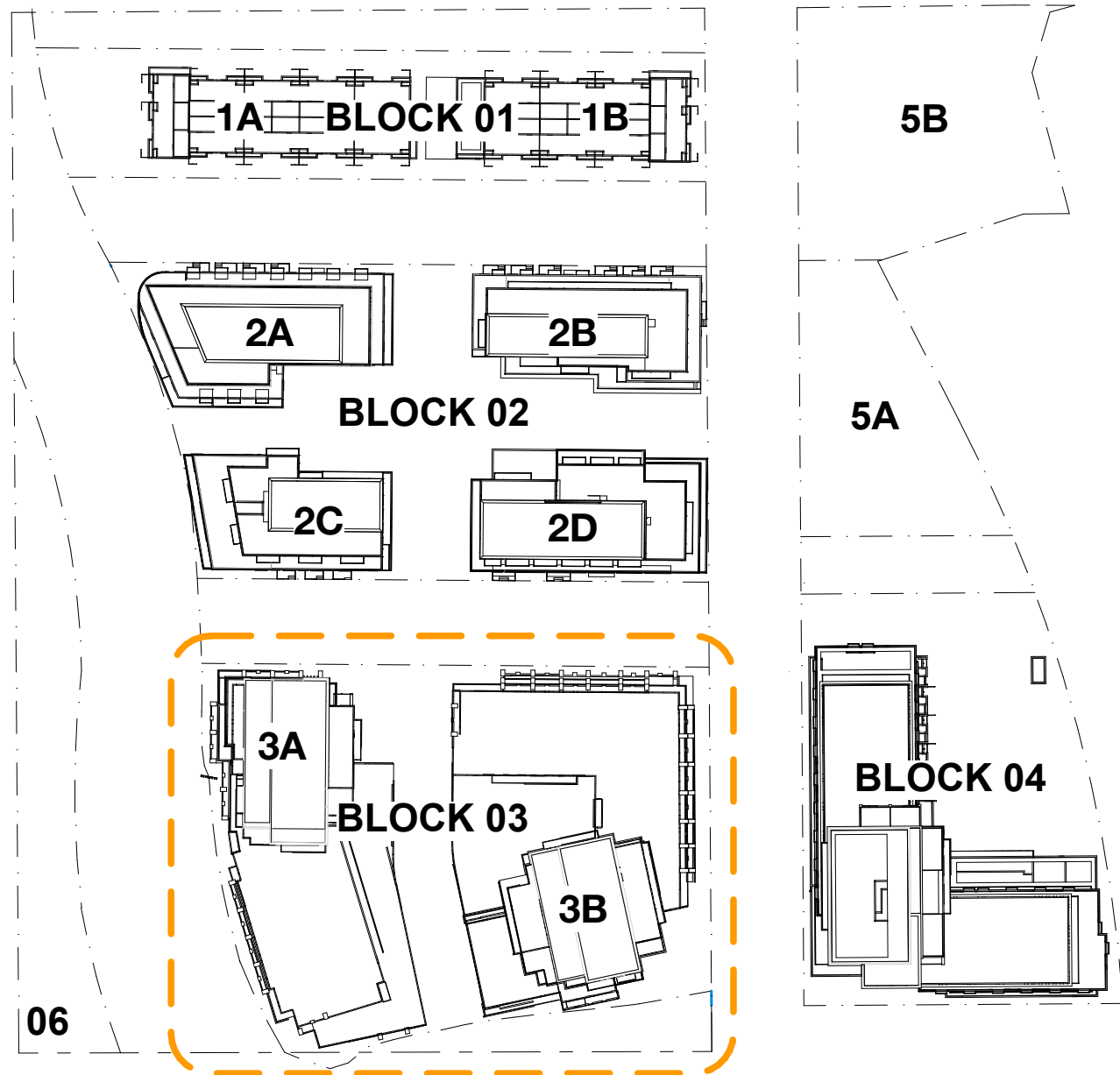
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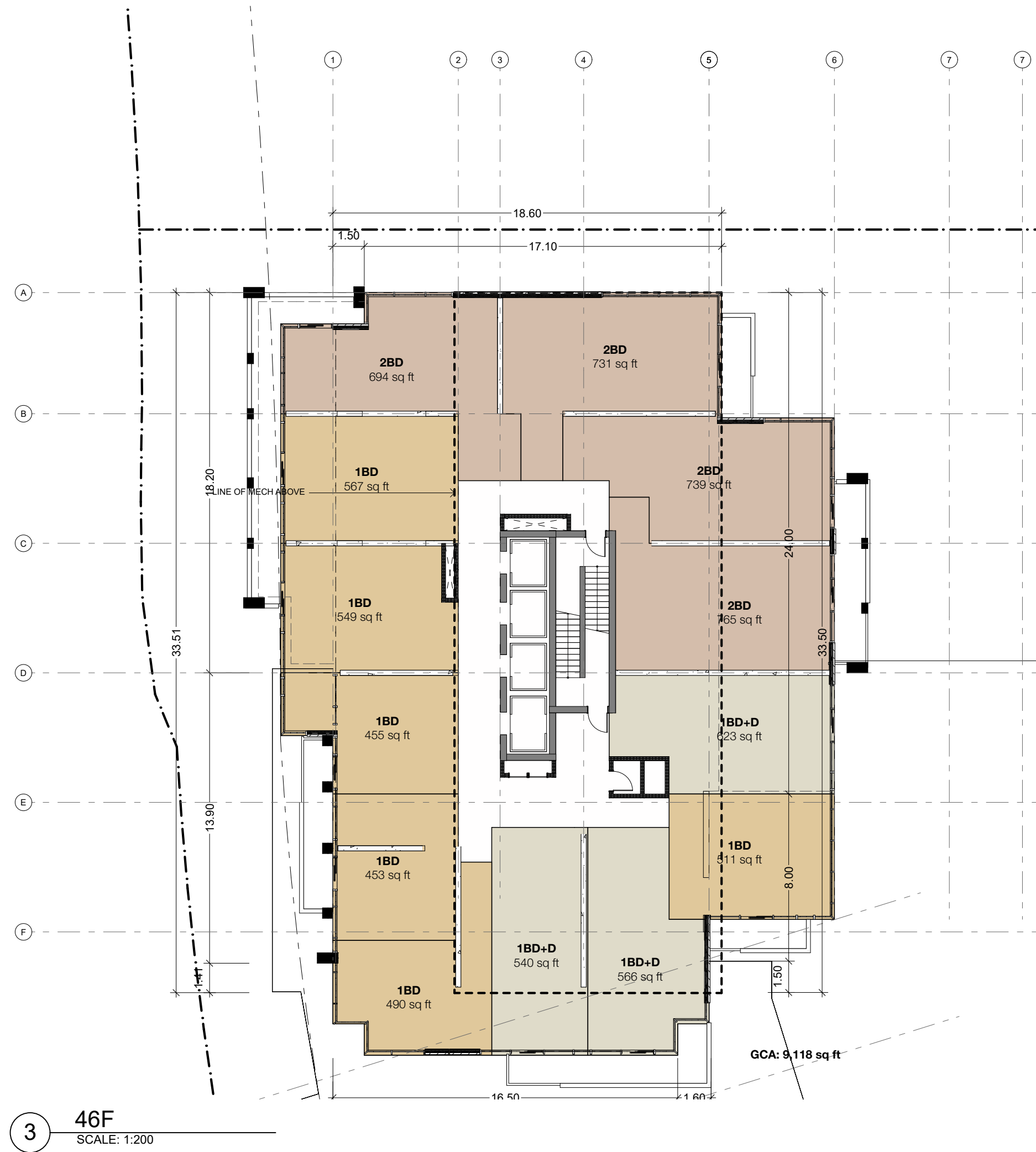


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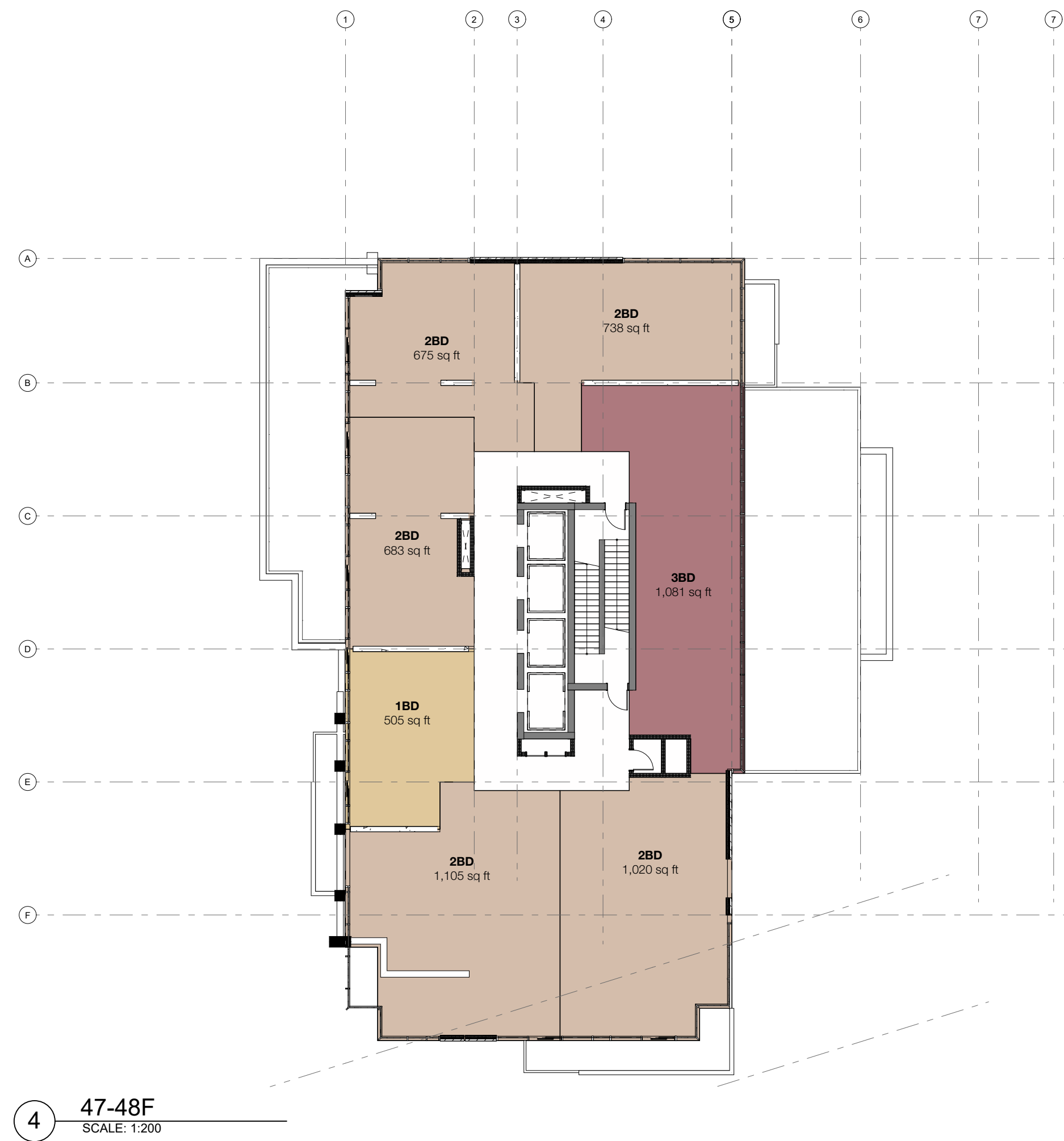




KEY PLAN



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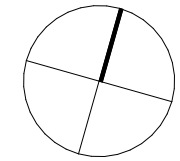
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1 41F-44F
SCALE: 1:200



2 45F
SCALE: 1:200



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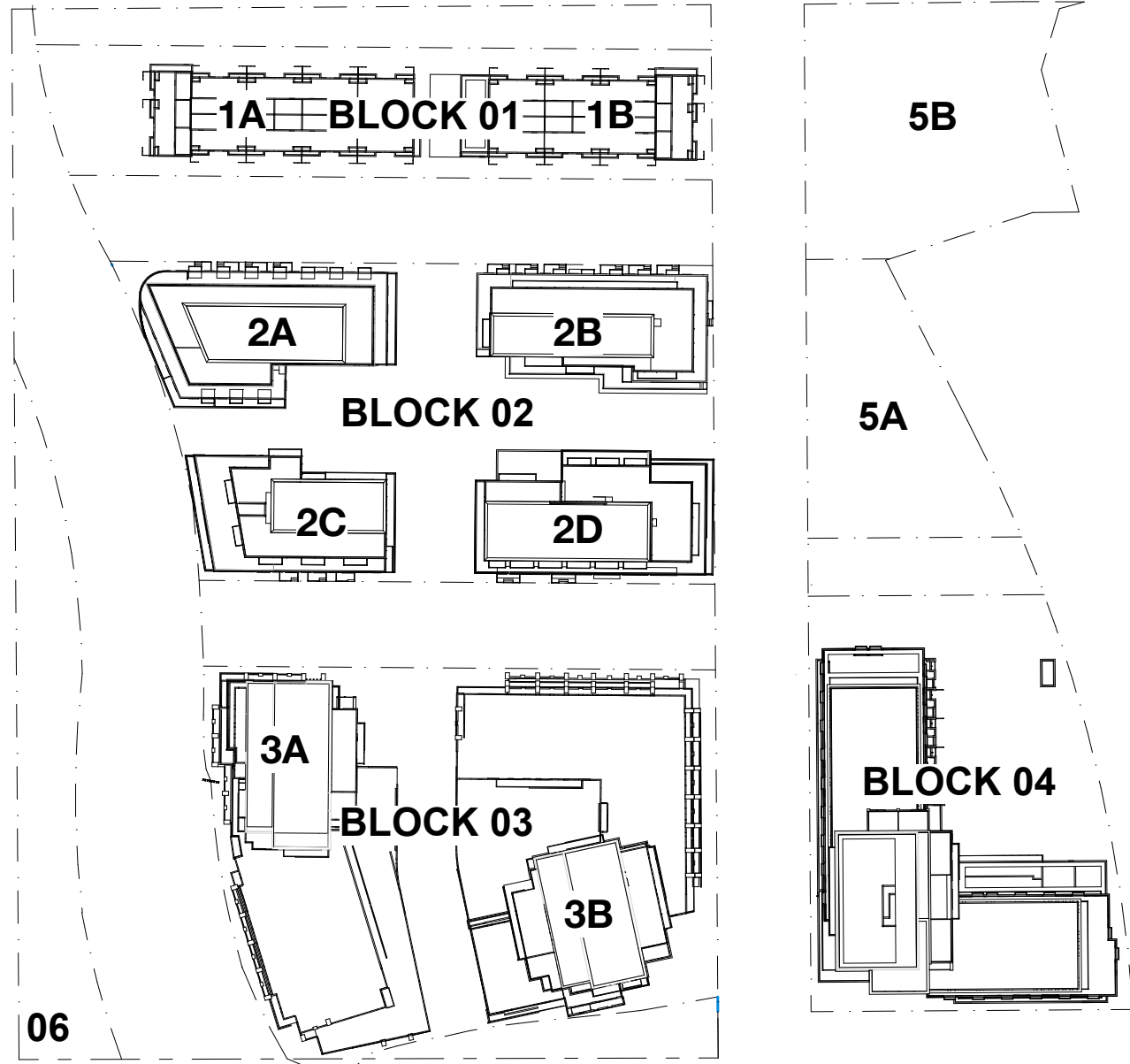
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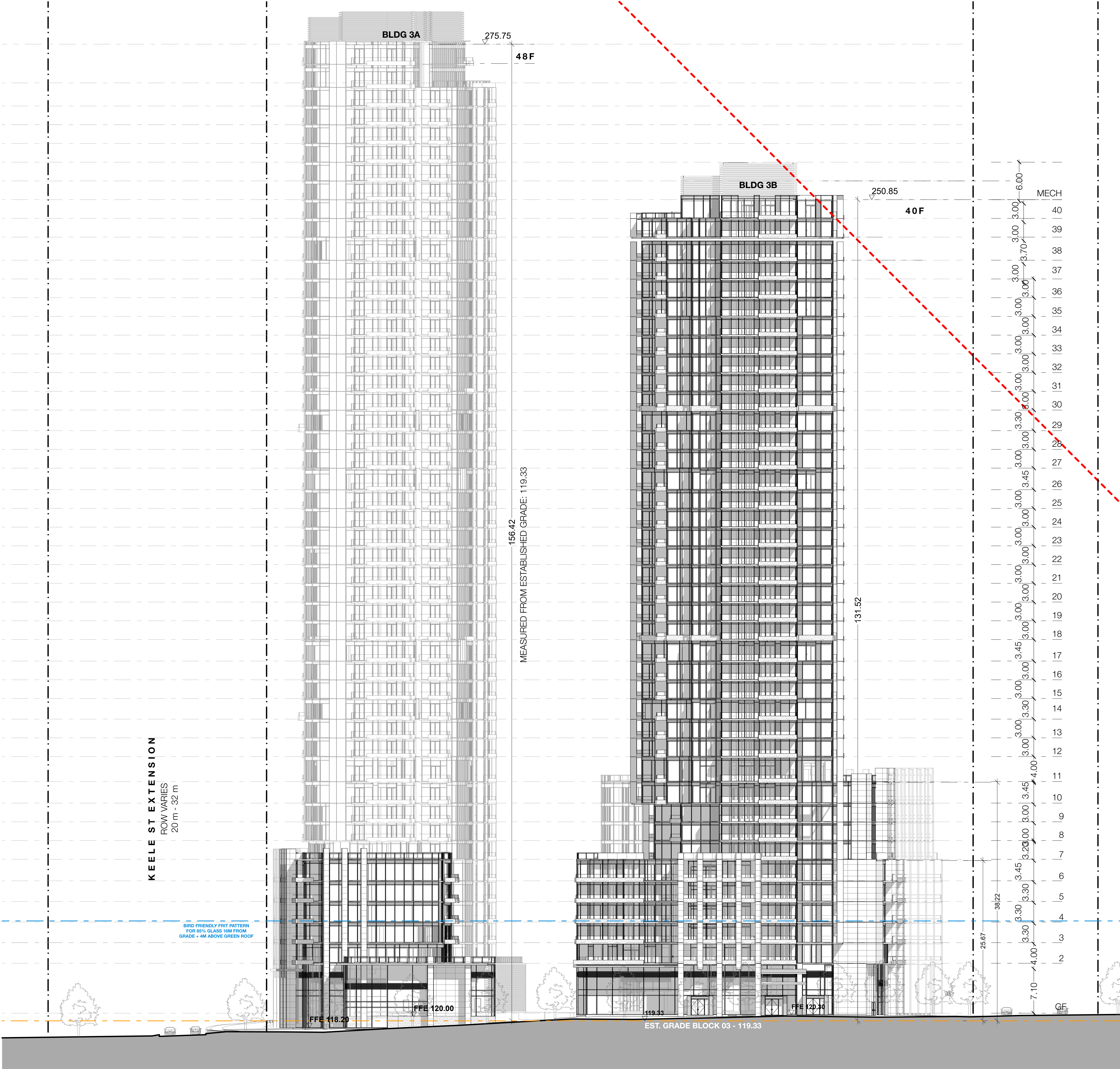
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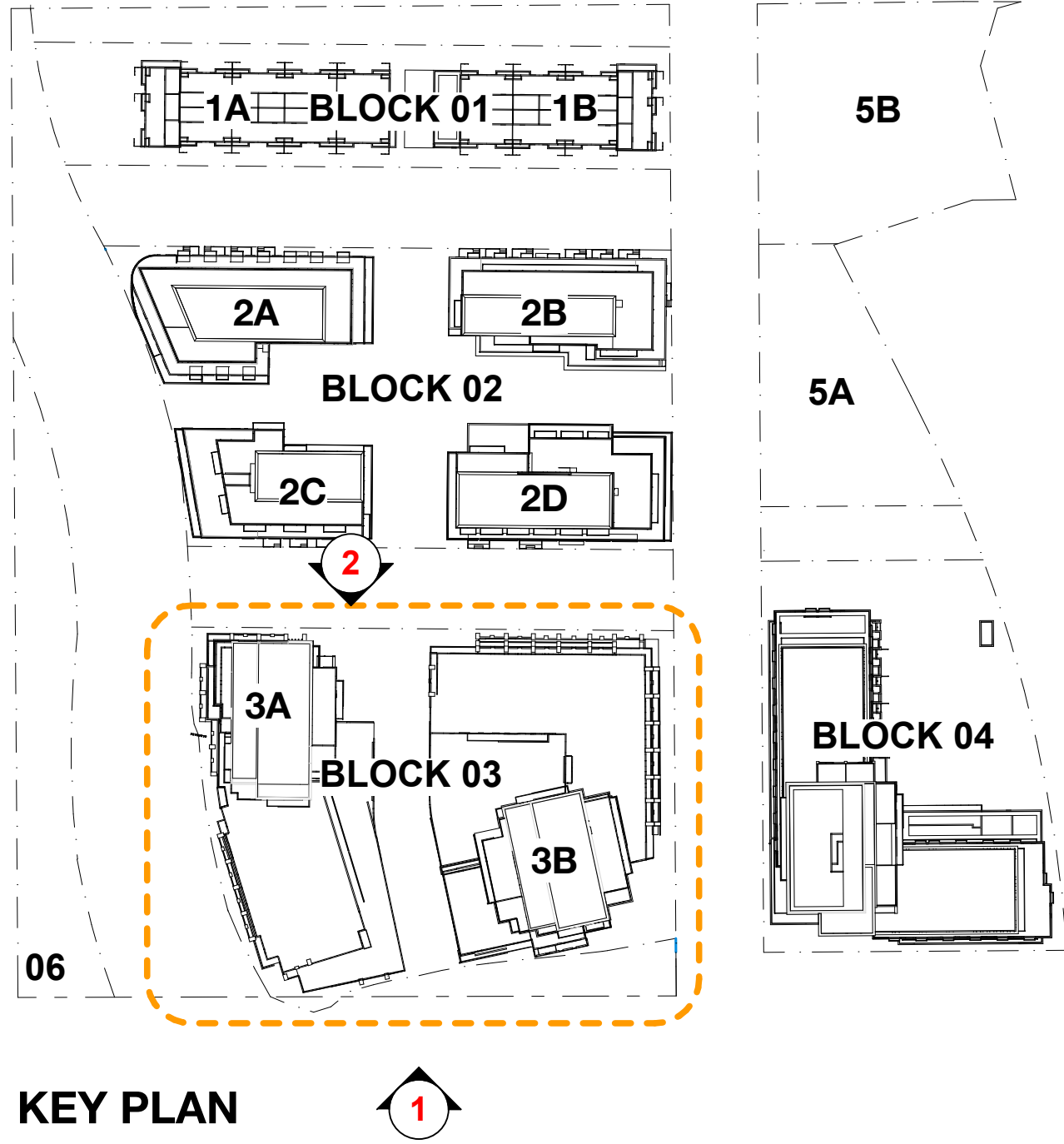
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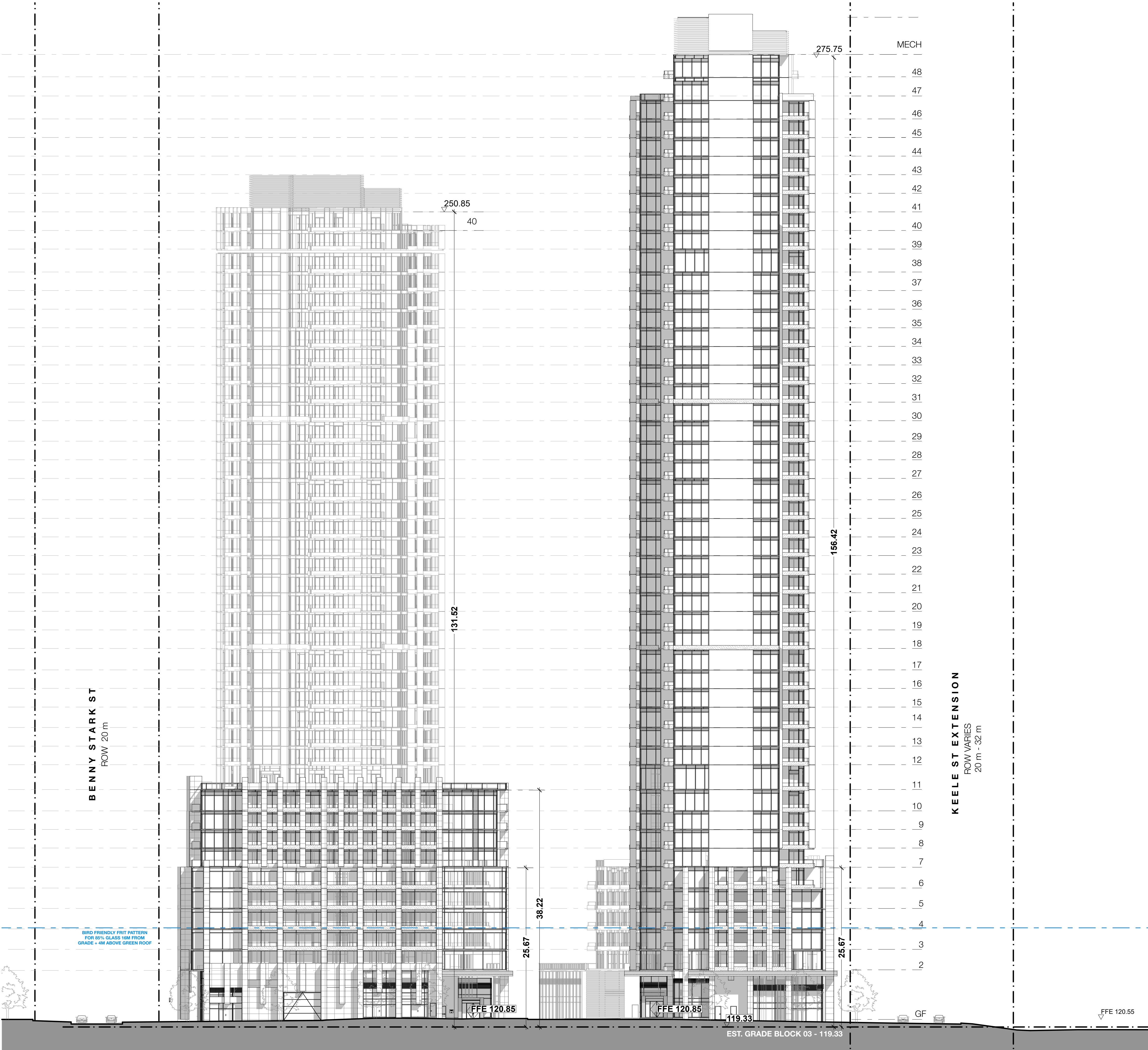
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1 BLK 3 - SOUTH ELEVATION
SCALE: 1:300



KEY PLAN



2 BLK 3 - NORTH ELEVATION
SCALE: 1:300

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01	2022.04.29	INITIAL SPA
02	2025.12.05	Settlement Set
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04		
05		

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Sheet Title
North Elevation

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HG

checked by
PJ

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Friday, December 5, 2025

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job number
2007