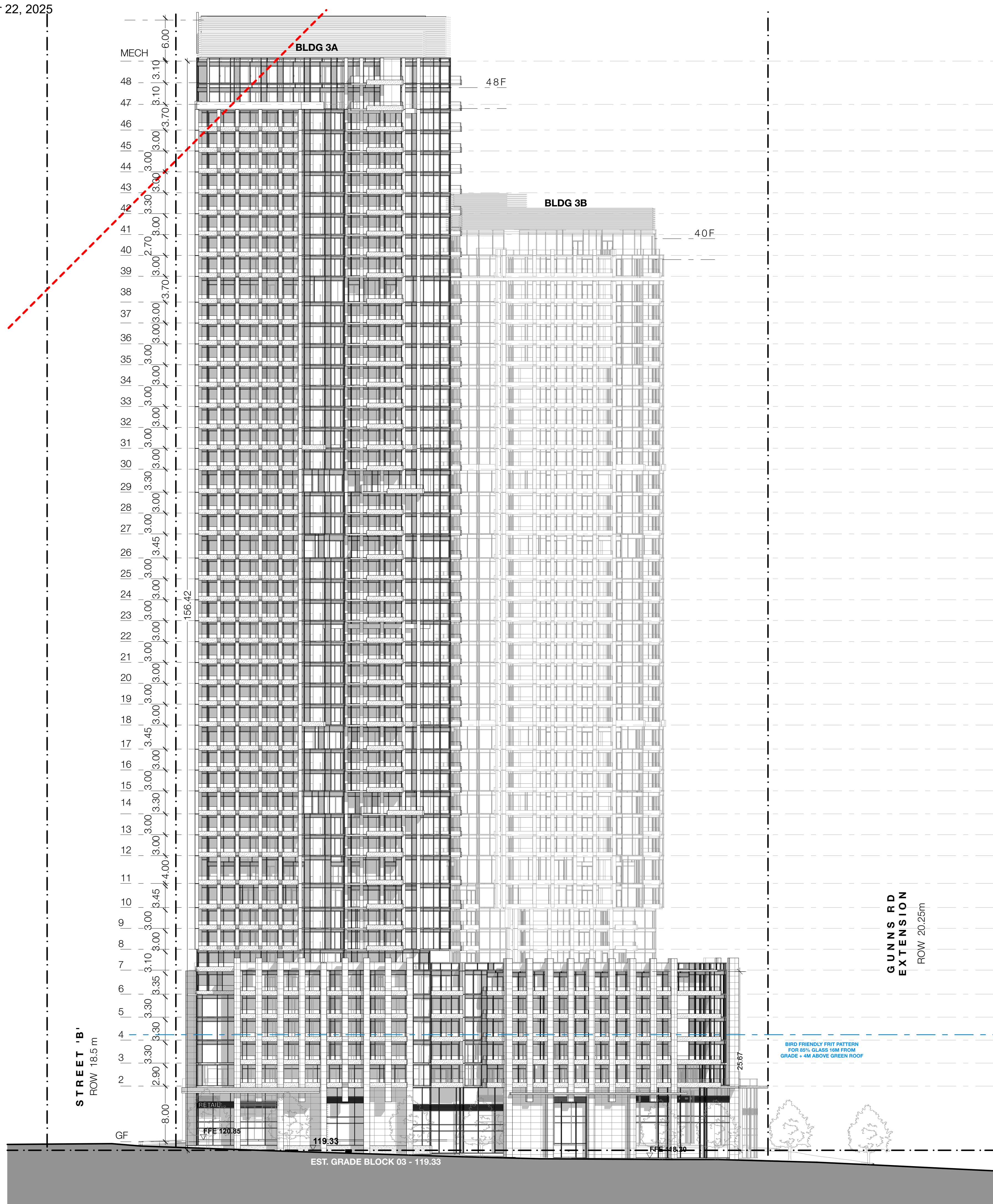
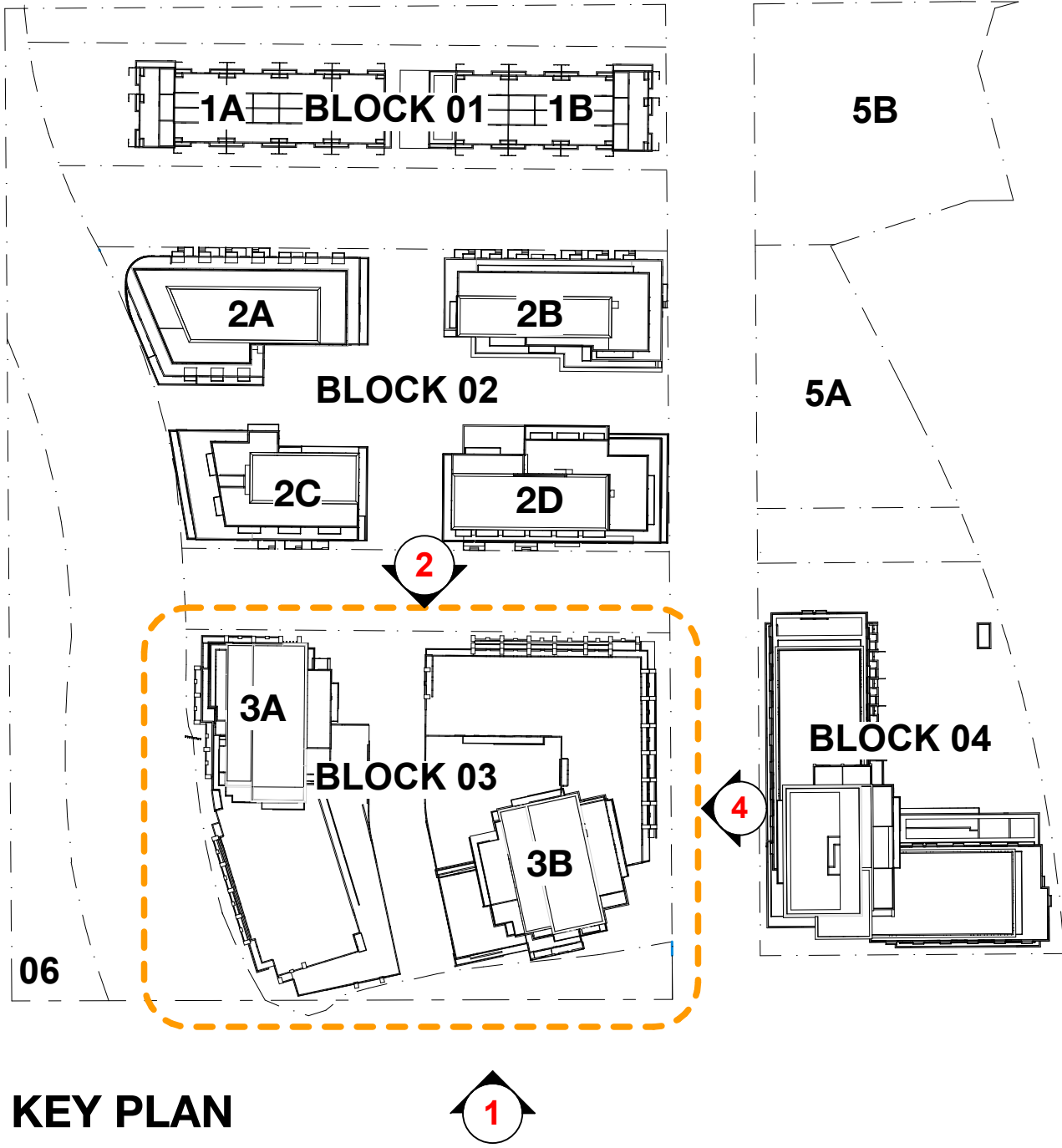


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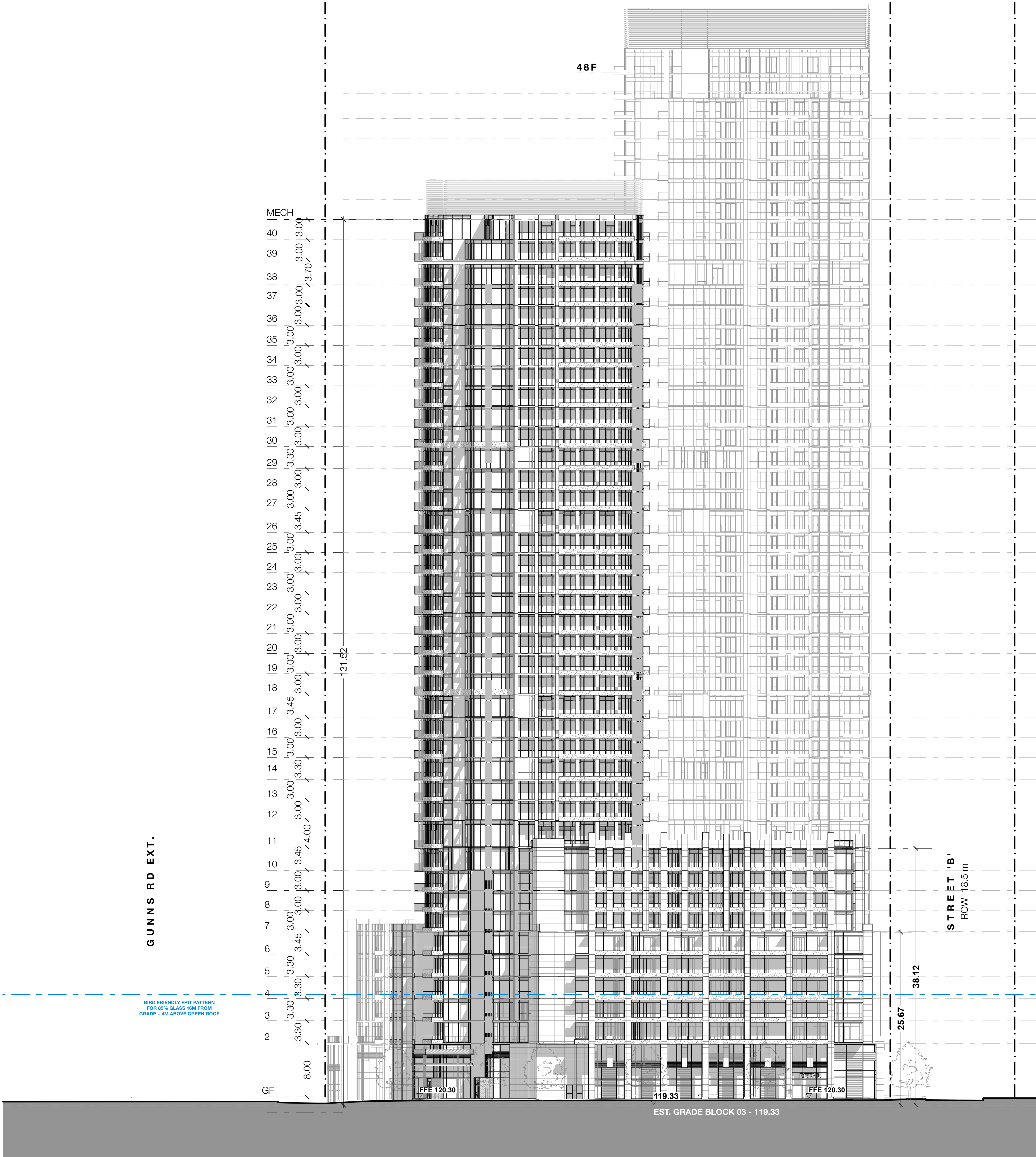
job title
Starklands
0, 119-125, 144, 160, & 200
Benny Stark Street
116-122 Turnberry Avenue
client
Benny Stark Limited

1:500
job number
2007





KEY PLAN



4 BLK 3 - EAST ELEVATION

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

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File: Starklands BLOCK 03 SPA 6.5.pdf

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

Sheet Title:
East Elevation

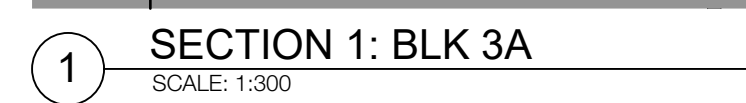
Drawn by:
HG

Checked by:
PJ

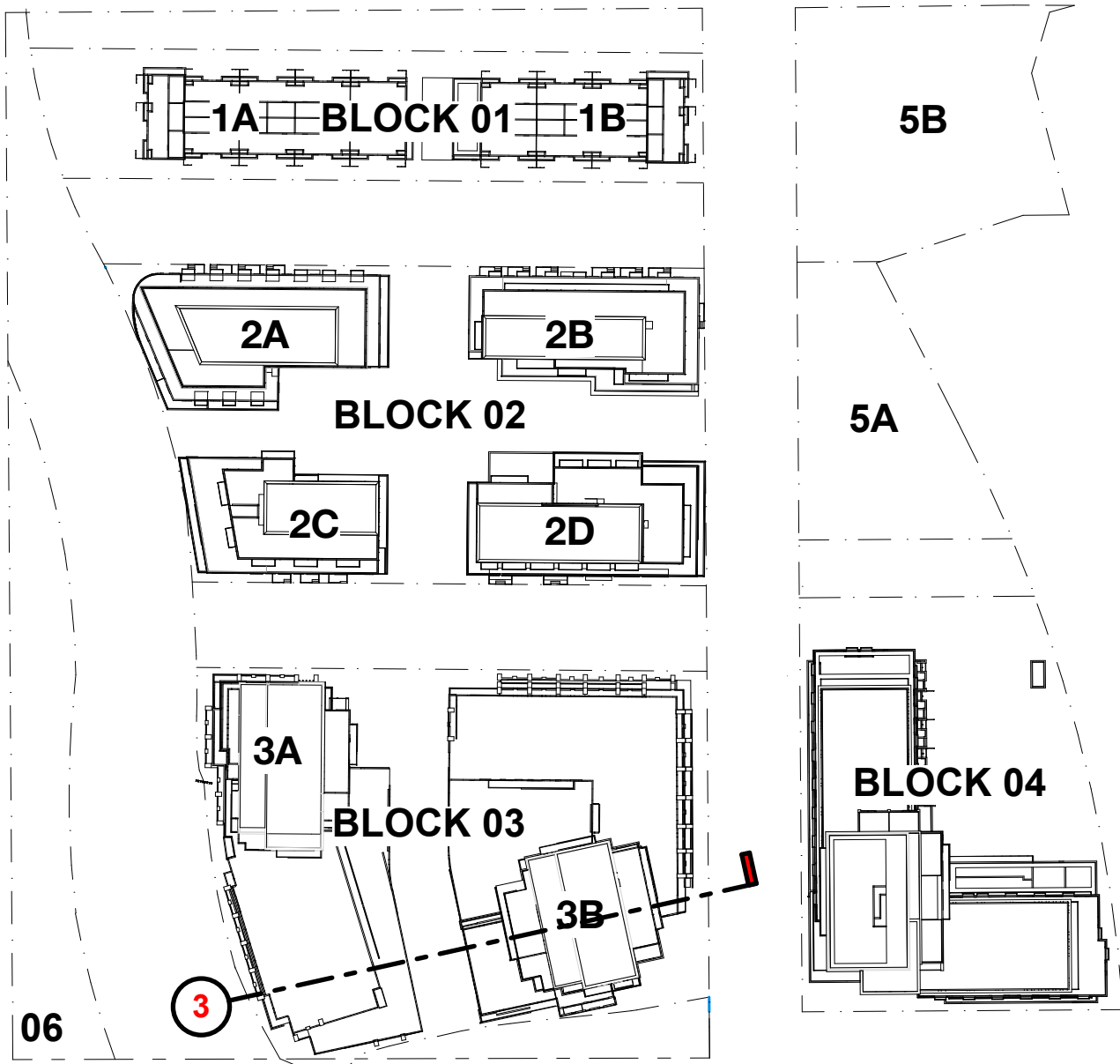
Date:
Friday, December 5, 2025

Scale:
1:500

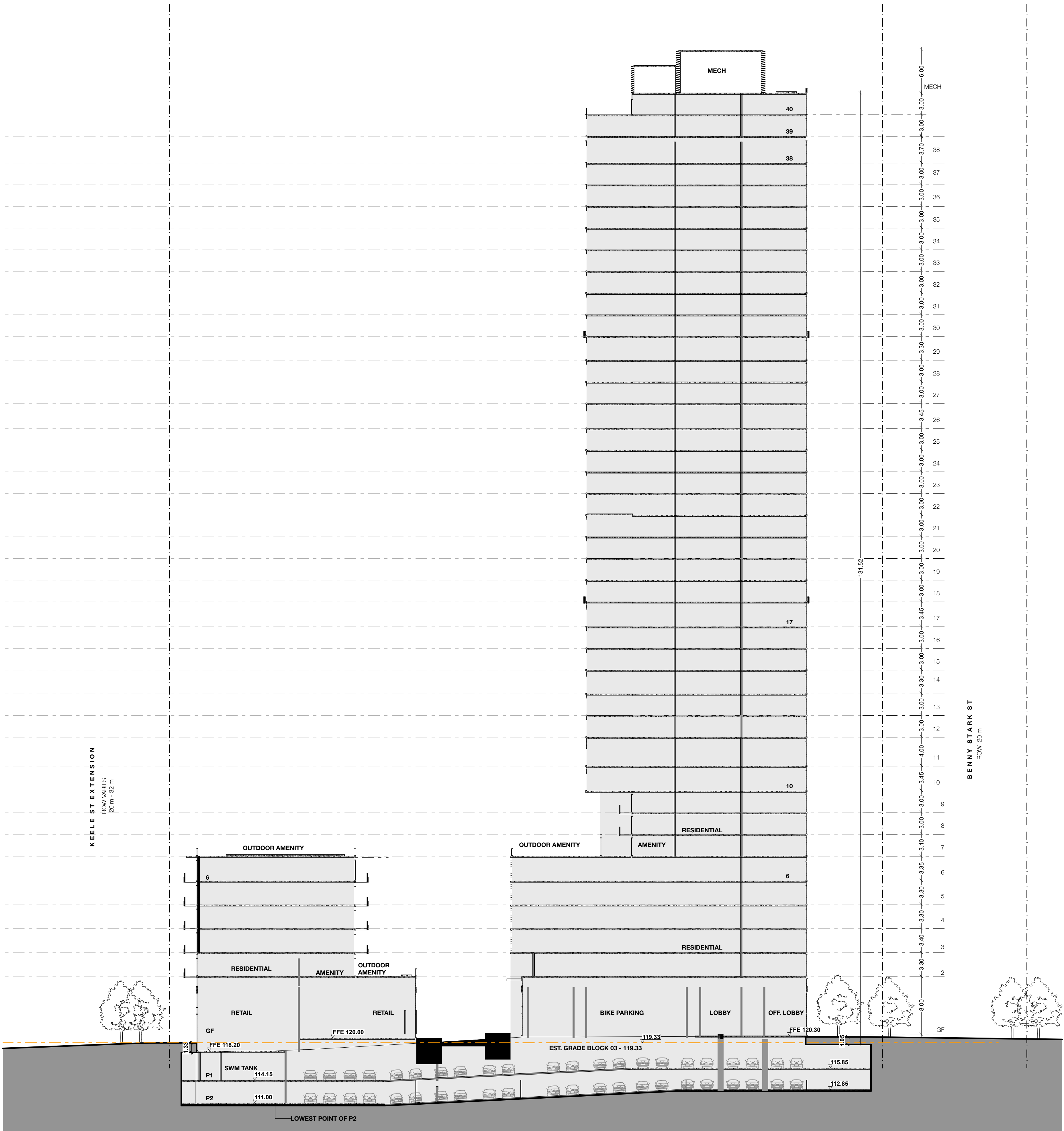
Job number:
2007



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



KEY PLAN



3 SECTION 1: BLK 3B
SCALE: 1:300

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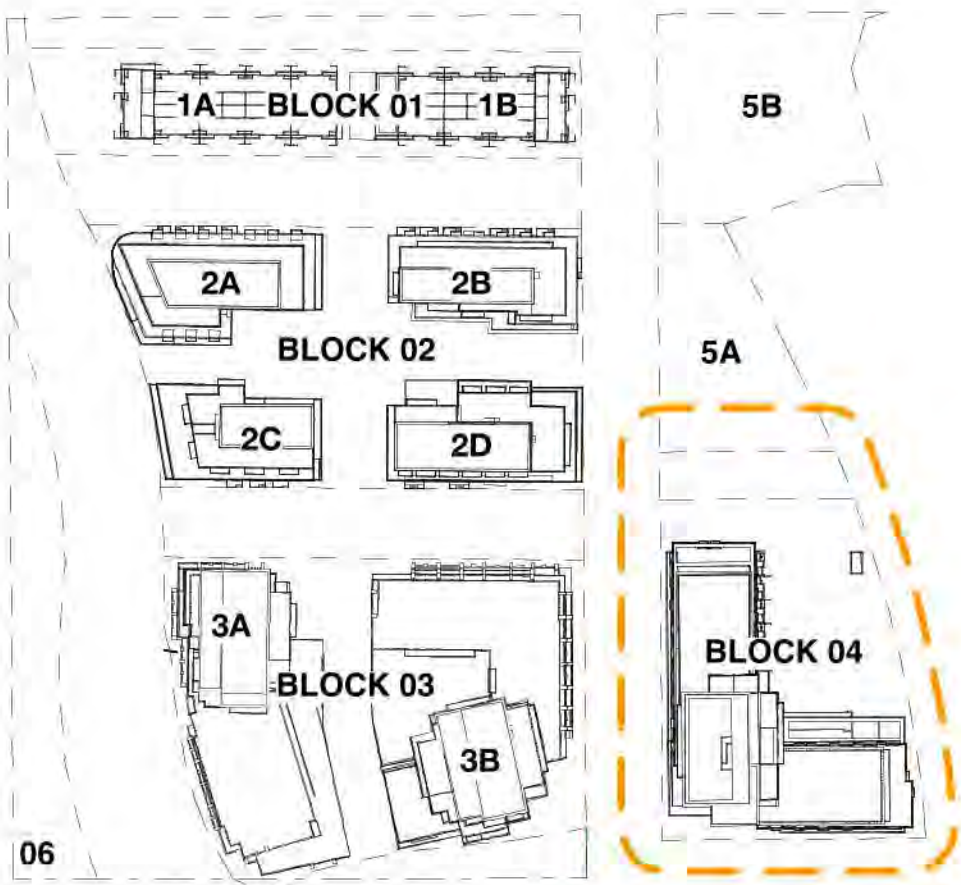
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File: Starklands BLOCK 03 SPA 6.5.pdf

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

Sheet title:
Site Sections - Block 3

Drawn by:
HG
Check by:
PJ
Scale:
1:500
Job number:
2007



KEY PLAN

GENERAL PROJECT DESCRIPTION		PROPOSED
Total Gross Floor Area		35,070
Breakdown of project components (m²)		
Residential		33,513
Retail		1,557
Commercial (Office)		
Industrial		
Institutional / Other		
Total number of residential units		458

AUTOMOBILE INFRASTRUCTURE	REQUIRED	PROPOSED	PROPOSED (%)
Number of Parking Spaces	40	131	
Number of parking spaces dedicated for priority LEV parking	0	0	
Number of parking spaces with EVSE	26	26	
CYCLING INFRASTRUCTURE	REQUIRED	PROPOSED	PROPOSED (%)
Number of long-term bicycle parking spaces (residential)	413	413	
Number of long-term bicycle parking spaces (all other uses)	3	3	
Number of long-term bicycle parking spaces (all uses) located on:			
a) first storey of building		176	42.6%
b) second storey of building			
c) first level below-ground		240	58.1%
d) second level below-ground		-	
e) other levels below ground		-	
Number of short-term bicycle parking spaces (residential)	46	46	
Number of short-term bicycle parking spaces (all other uses)	8	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 04

MUNICIPAL ADDRESS		119 - 144 BENNY STARK ST, 116-122 TURNBERRY AVE	
TOTAL GFA	sm	35,070.2	
FSI	x	5.65	
TOTAL UNITS		458	
BLOCK		4 MID RISE + TOWER 29 STOREYS	
GROSS BLOCK AREA	sm	6,203.4	
STREET AREA	sm		
NET BLOCK AREA	sm	6,203.4	
PARKLAND AREA	sm	607.7	9.80%
TOTAL GROSS FLOOR AREA	sm	35,070.2	
RESIDENTIAL GFA	sm	33,513.1	
NON-RES GFA	sm	1,557.1	
ESTABLISHED GRADE	m	121.09	
MAXIMUM HEIGHT	m	95.26	
	storeys	29	
FSI	x	5.65	
UNITS		458	
1 BR		217	47%
2 BR		198	43%
3 BR		43	9%
AMENITY SPACE AREA		REQUIRED	PROVIDED
INDOOR AMENITY SPACE	sm	916.0	923.1
OUTDOOR AMENITY SPACE	sm	916.0	919.3
LOT COVERAGE	%	49.4%	
	sm	3,061.9	
PAVED SURFACE AREA	sm	879.5	
LANDSCAPED OPEN SPACE	%	36.5%	
	sm	2,262	
VEHICLE PARKING		REQUIRED	PROVIDED
* rates based on Nexttrans TIS report			
VISITOR (2+0.05 spaces/unit)		24	24
RESIDENTIAL (0 spaces/unit)		0	91
NON-RES (1 space /100m²)		16	16
TOTAL PARKING		40	131
ACCESSIBLE (INCL. IN TOTAL)		4	4
EVSE (included in total parking)	0.2	26	26
BICYCLE PARKING		REQUIRED	PROVIDED
RESIDENTIAL LONG TERM		413	413
RESIDENTIAL SHORT TERM		46	46
NON-RES LONG TERM		3	3
NON-RES SHORT TERM		8	8
TOTAL		470	470
Notes:			
1. All GFA numbers calculated per bylaw 569-2013.			
2. See submitted draft zoning bylaw for total GFA proposed.			
3. Established grade/ FFE Per block determined as per bylaw 569-2013			



- TERRACE AREAS
- GREEN ROOF
- OUTDOOR AMENITY

GREEN ROOF STATISTICS

GREEN ROOF STATISTICS		PROPOSED
Gross Floor Area, as defined in the Green Roof Bylaw (m2)		35,070.2
Total Roof Area (m2)		3,061.9
Area of Residential Private Terraces (m2)		229.9
Rooftop Outdoor Amenity Space (m2)		919.4
Area of Renewable Energy Devices (m2)		0.0
Tower(s) Roof Area with Floor Plate Less Than 750 m2		749.8
Total Available Roof Space		1,162.9
GREEN ROOF COVERAGE		REQUIRED
Coverage of Available Roof Space (m2)		735.2
Coverage of Available Roof Space (%)		63%

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 OBC, INCLUDING ALLOWANCE FOR CITY OF TORONTO BULK LIFT AND REAR BIN LOADING WITH IMPACT FACTORS 15% 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 (PAINTED 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 40 C.F.R. 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 ENGINEER.

ECOLOGY CONSIDERATIONS

GLASS REFLECTIONS SHALL BE MUTED 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.

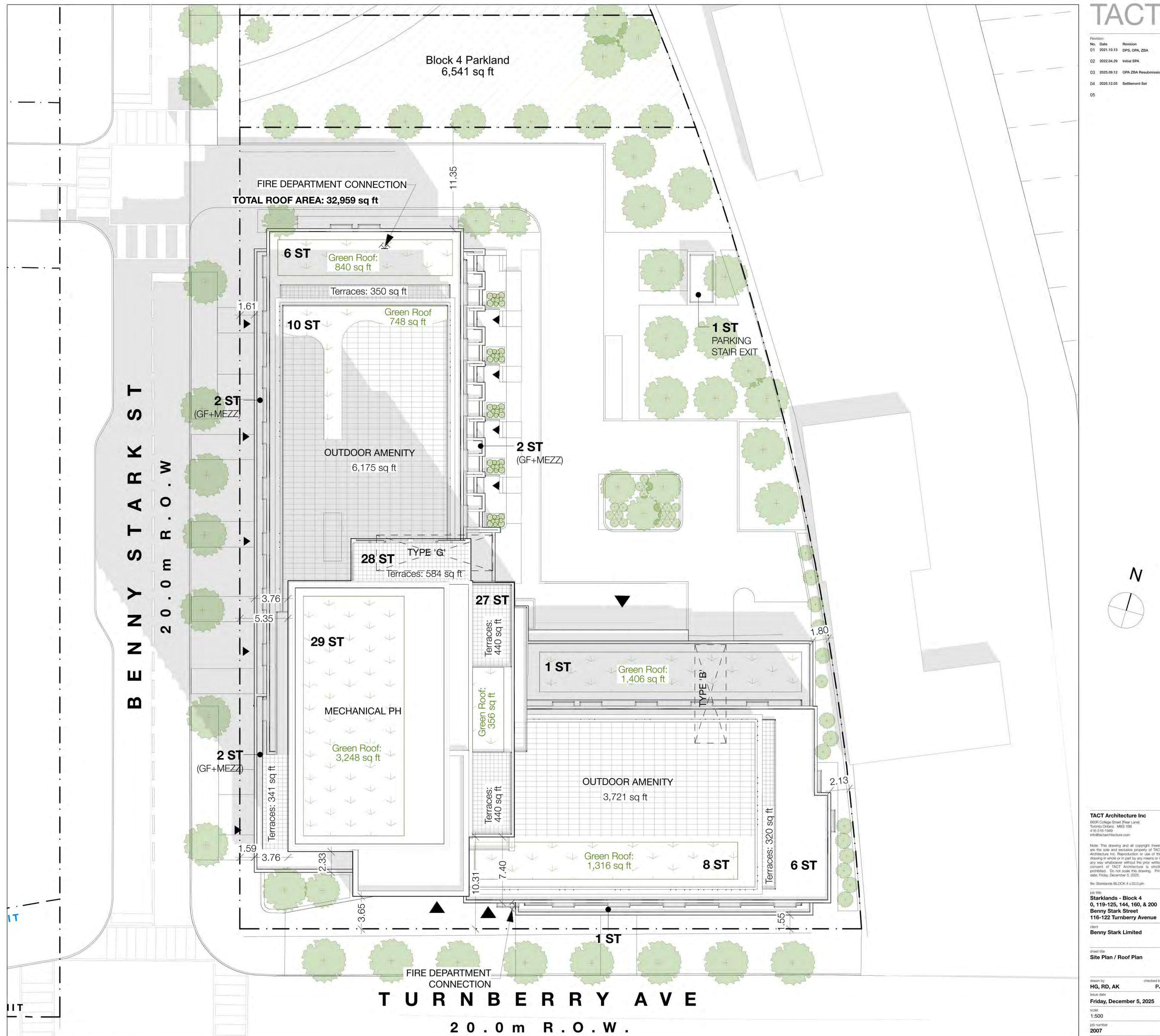
VEHICULAR PARKING SPACES

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



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file: Starklands BLOCK 4 v.33.0.pln

job title
Starklands - Block 4
0, 119-125, 144, 160, & 200
Benny Stark Street
116-122 Turnberry Avenue

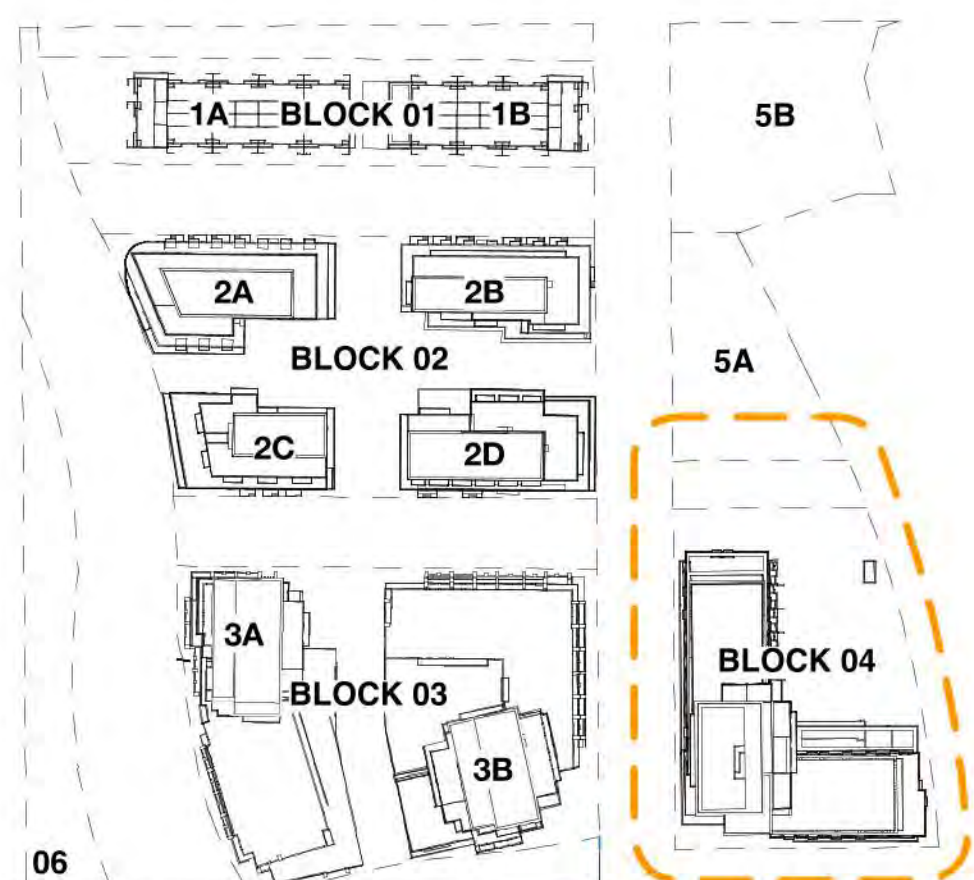
client
Benny Stark Limited

shoot title
Site Plan / Roof Plan

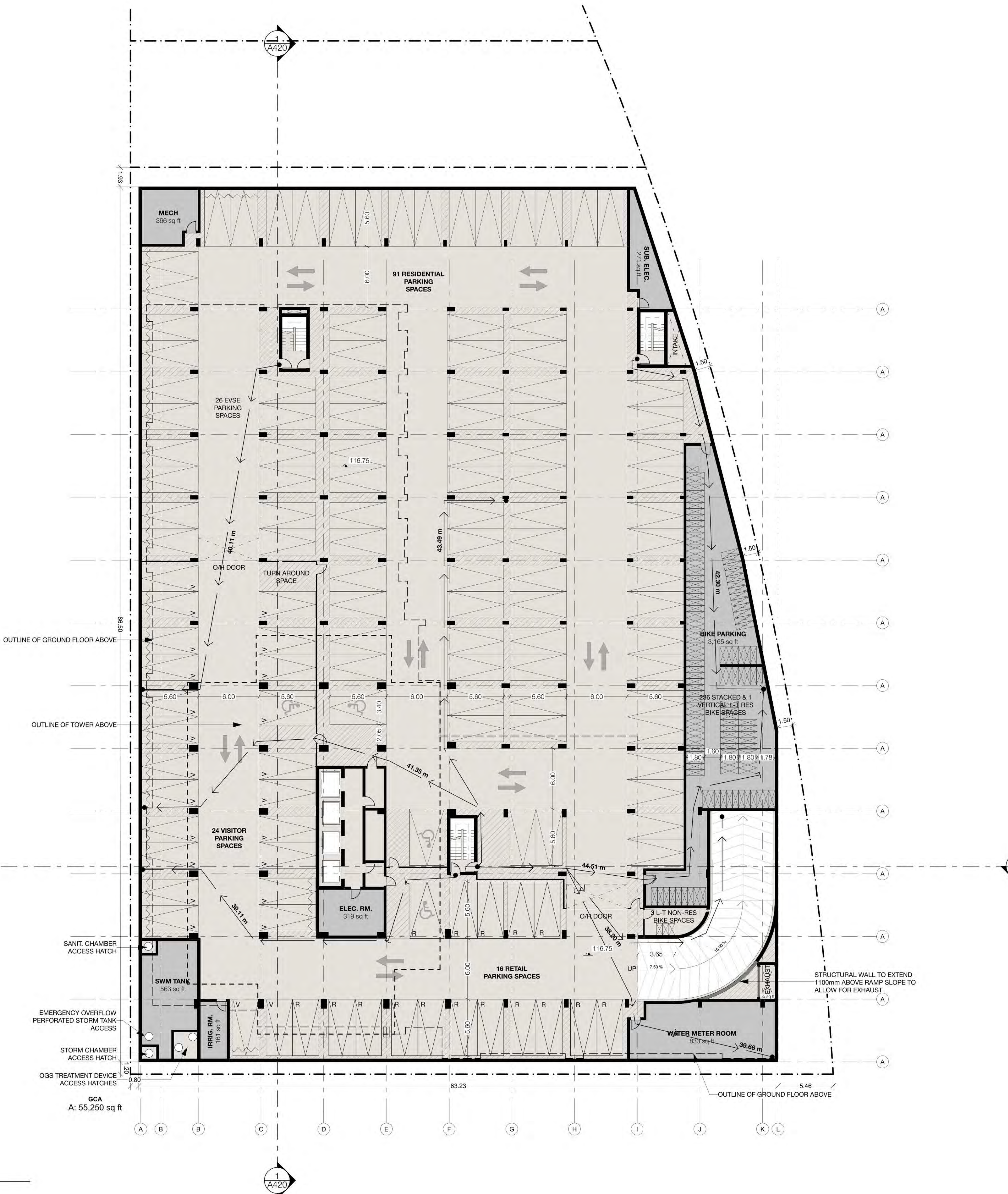
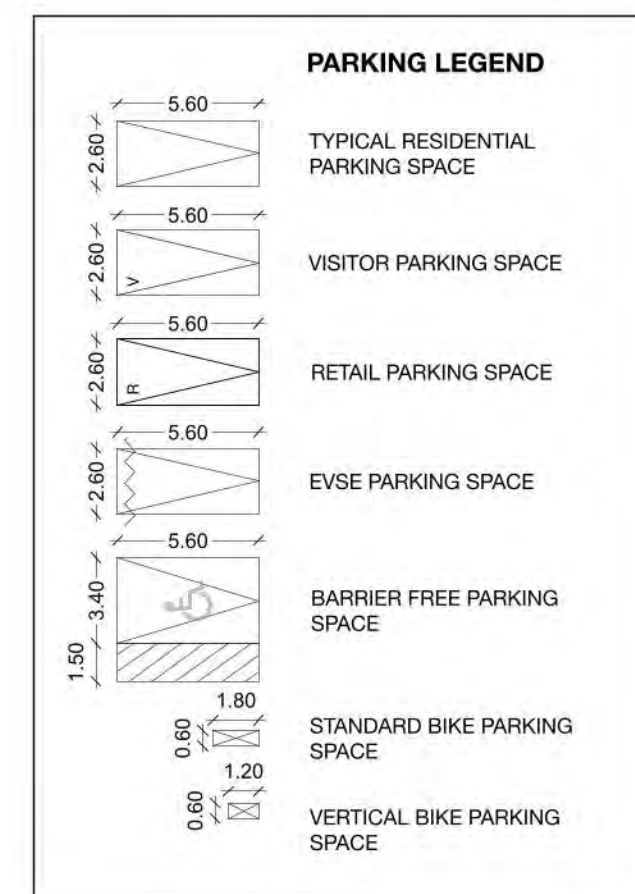
drawn by **HG. BD. AK** checked by **P.**

Friday, December 5, 2025

1:500



KEY PLAN



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file: Starklands BLOCK 4 v.33.0.pin

job title
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Benny Stark Street
116-122 Turnberry Avenue

client
Benny Stark Limited

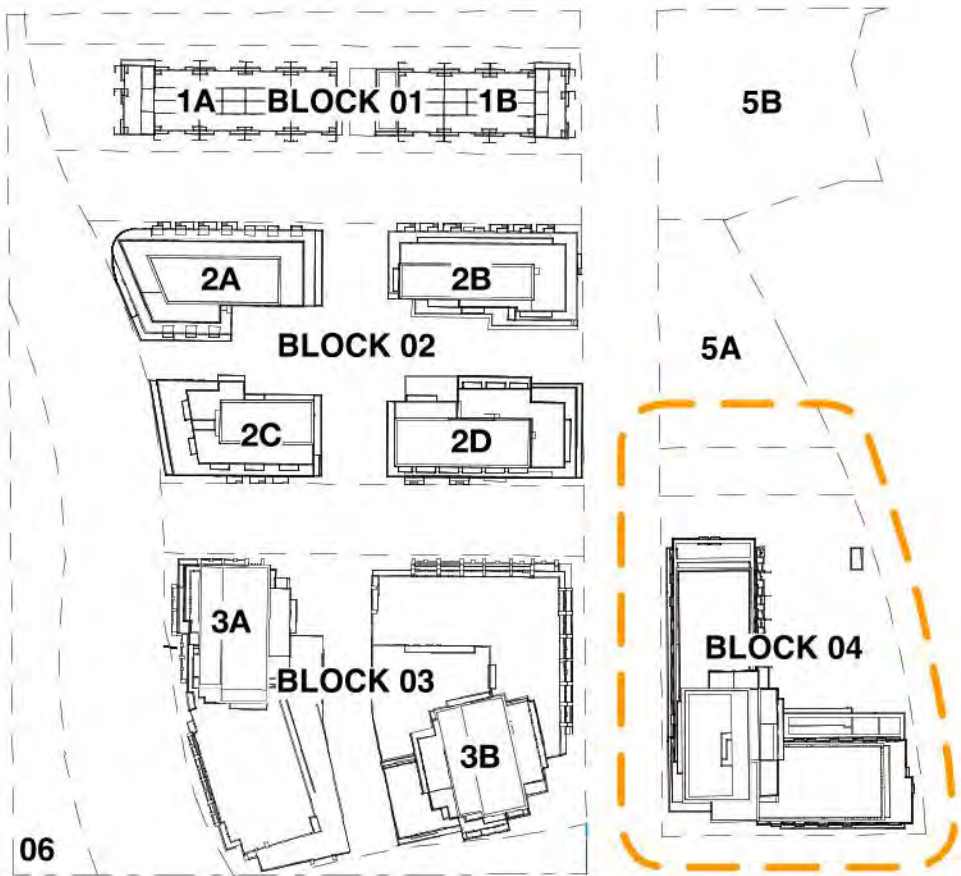
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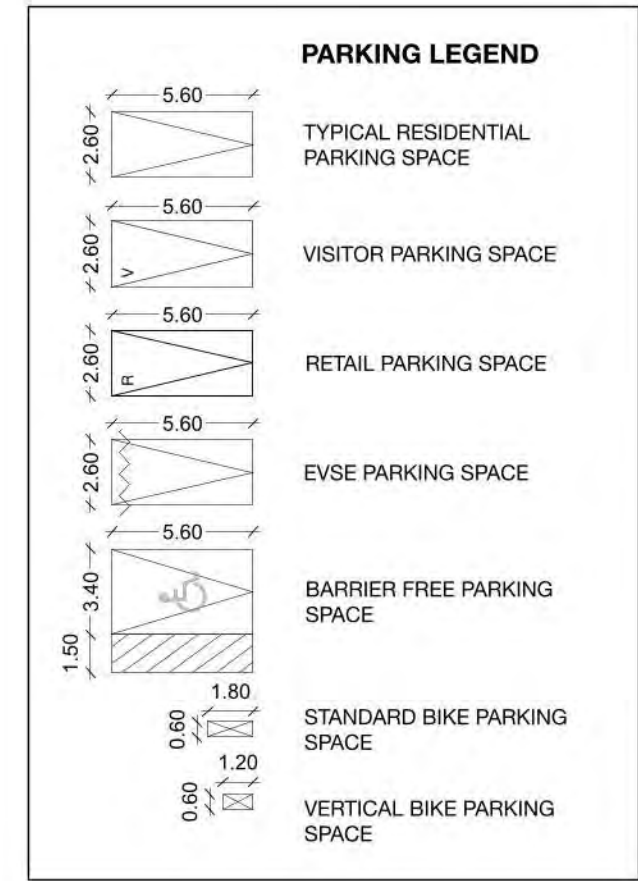
Friday, December 5, 2025

1:300, 1:1

2007



KEY PLAN



Revision		Revision
No.	Date	Revised
01	2021.10.13	DPS, OPA, ZBA
02	2022.04.29	Initial SPA
03	2023.09.12	OPA ZBA Resubmission
04	2025.12.05	Settlement Set
05		

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File: Starklands BLOCK 4 v33.0.rvt

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

Sheet title:
Ground Floor

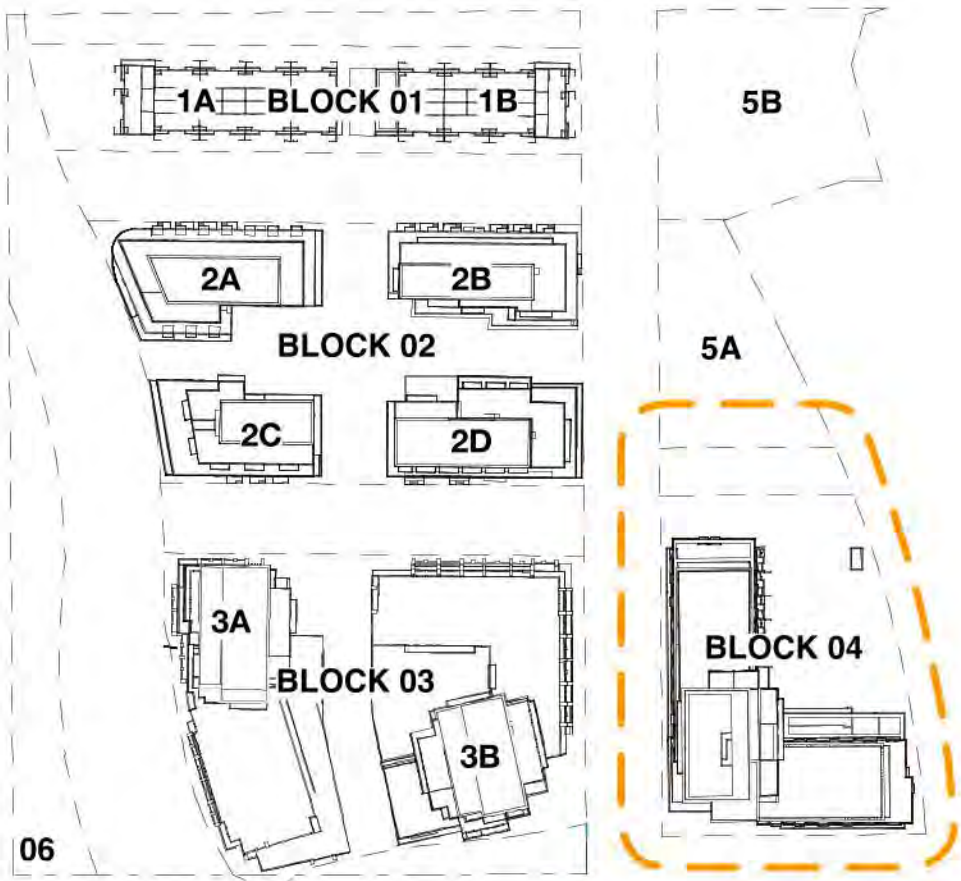
Drawn by:
HG, RD, AK

Checked by:
PJ

Date:
Friday, December 5, 2025

Scale:
1:200

Job number:
2007



KEY PLAN



1 Mezzanine Floor
SCALE: 1:200

Revision:		Revision
No.	Date	
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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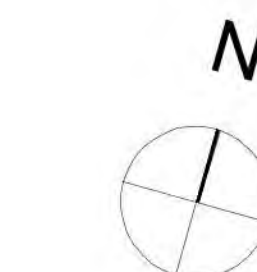
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file: Starklands BLOCK 4 v33.0.rvt

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116-122 Turnberry Avenue
owner:
Benny Stark Limited

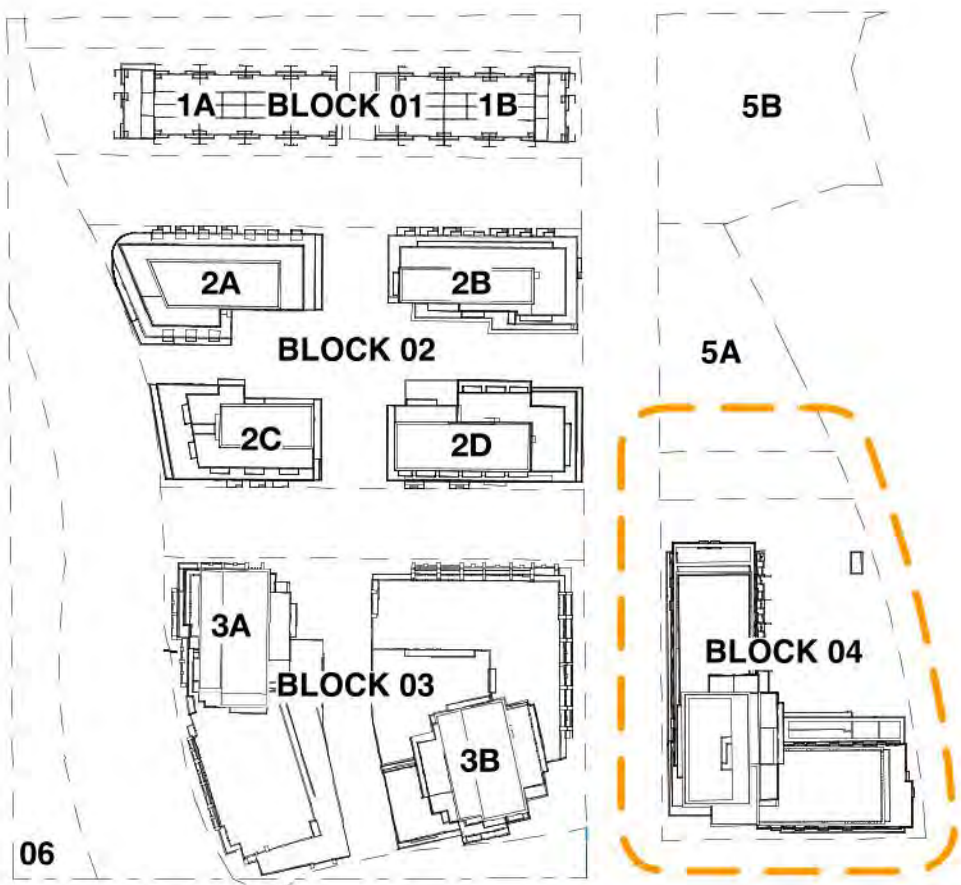
sheet title:
Mezzanine Floor

drawn by
HG, RD, AK
checked by
PJ
drawn date
Friday, December 5, 2025
scale
1:200
job number
2007



drawn by HG, RD, AK checked by P
issue date Friday, December 5, 2025
scale 1:200
job number 2007

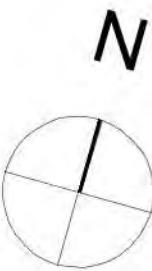




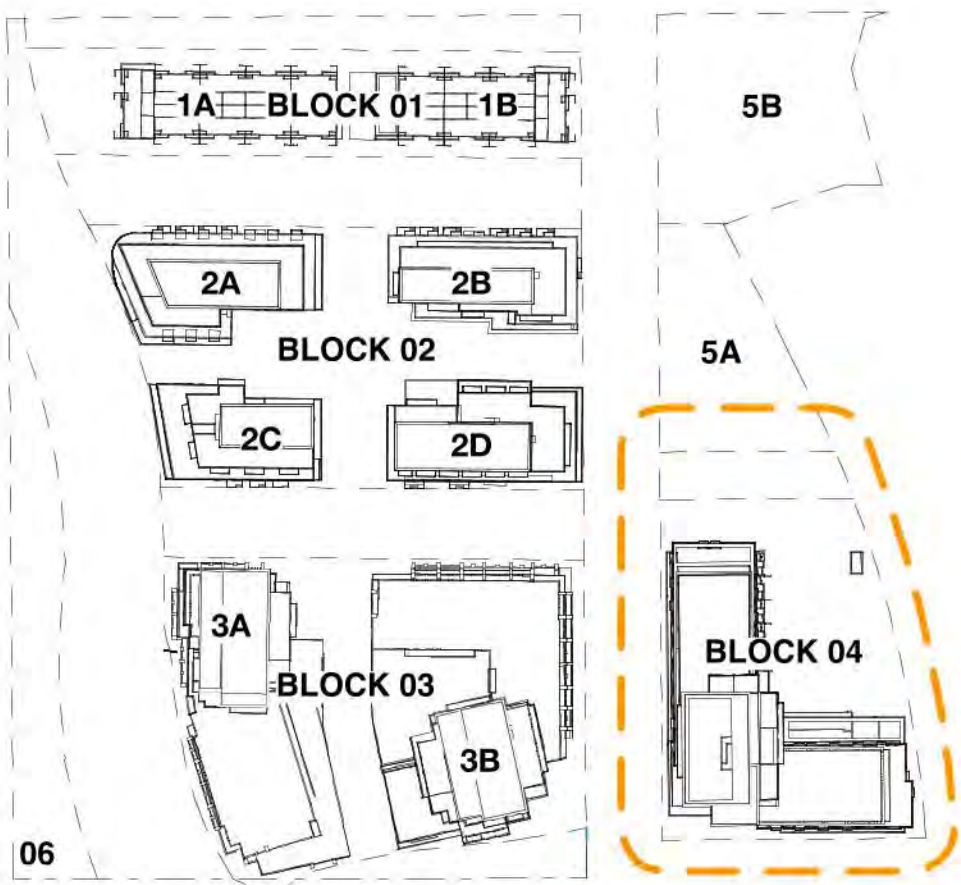
KEY PLAN



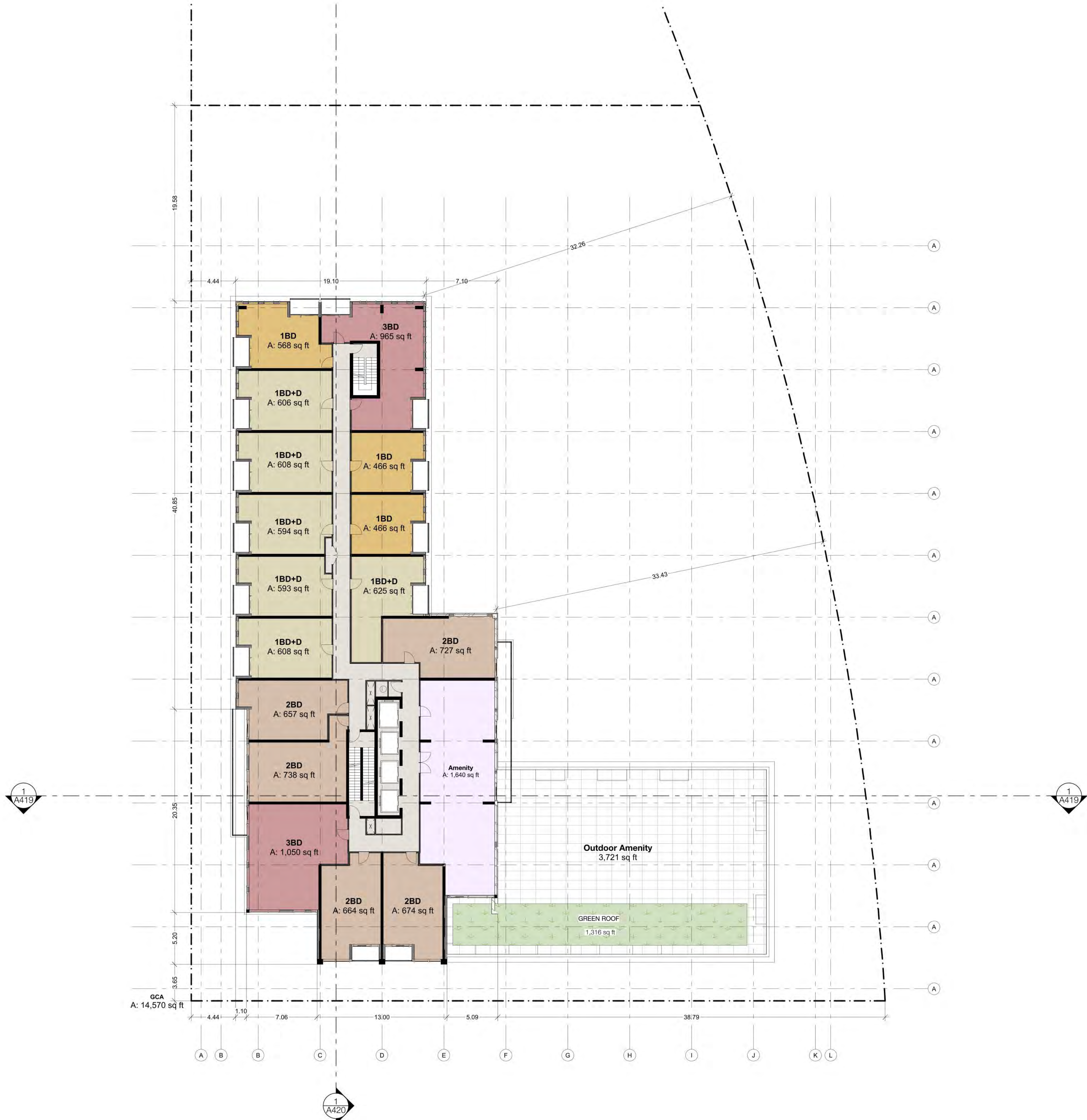
1 Upper Podium - 7F
SCALE: 1:200





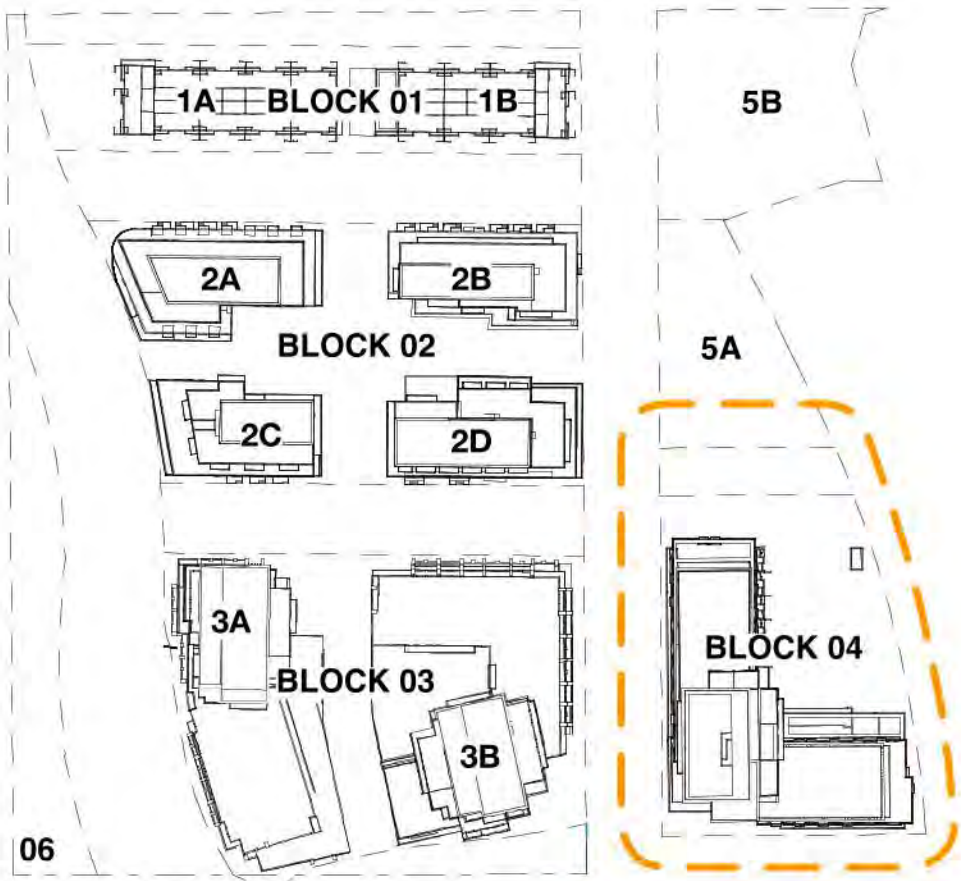


KEY PLAN

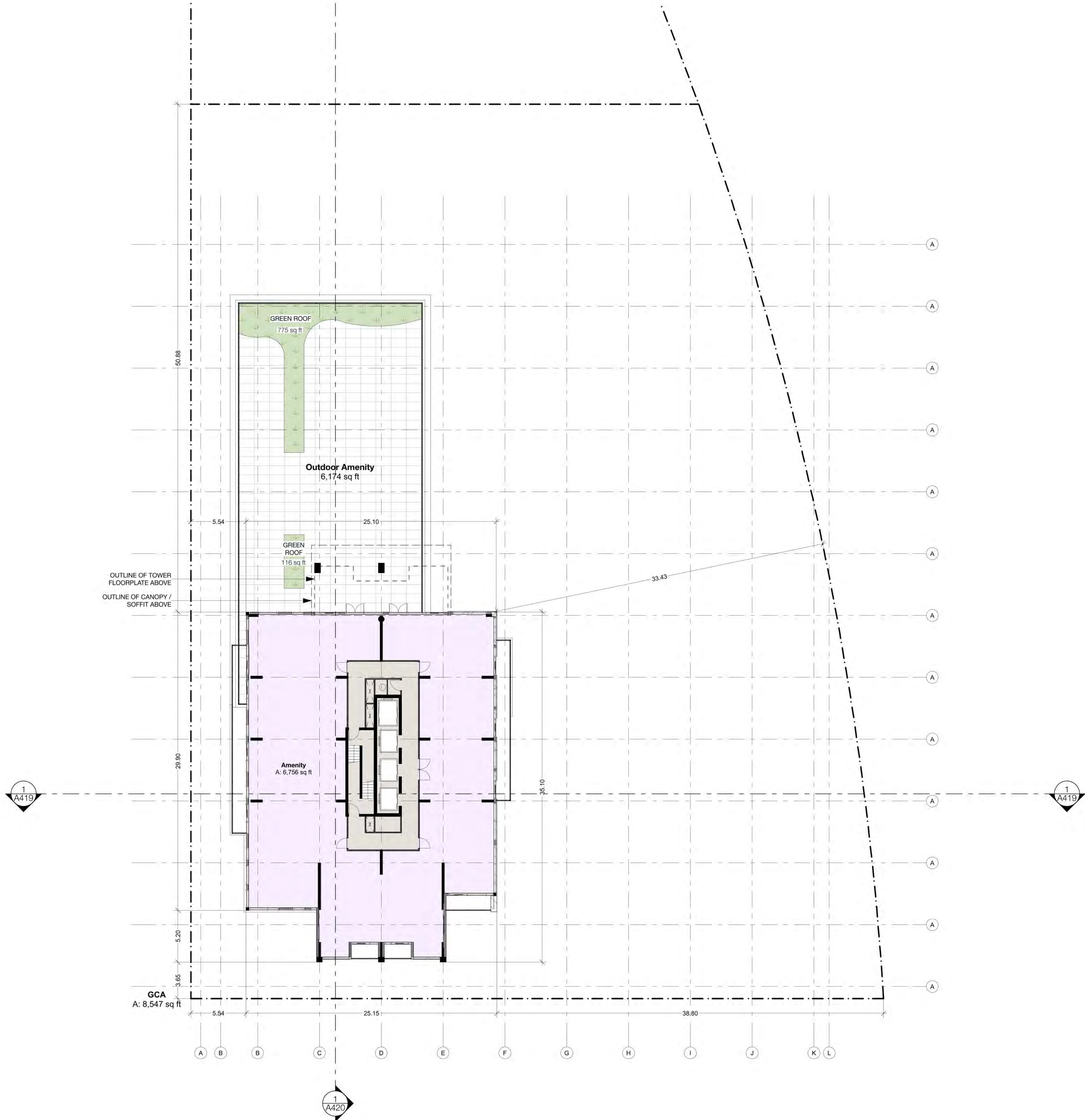


1 Upper Podium - 9F to 10F
SCALE: 1:200

Revision:		Revision
No.	Date	
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		

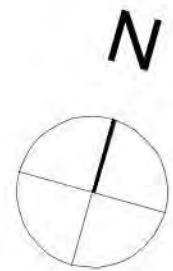


KEY PLAN



1 Amenity Floor - 11F
SCALE: 1/200

TACT		
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
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file: Starklands BLOCK 4 v33.0.rvt

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

client:
Benny Stark Limited

sheet title:
Amenity Floor - 11F

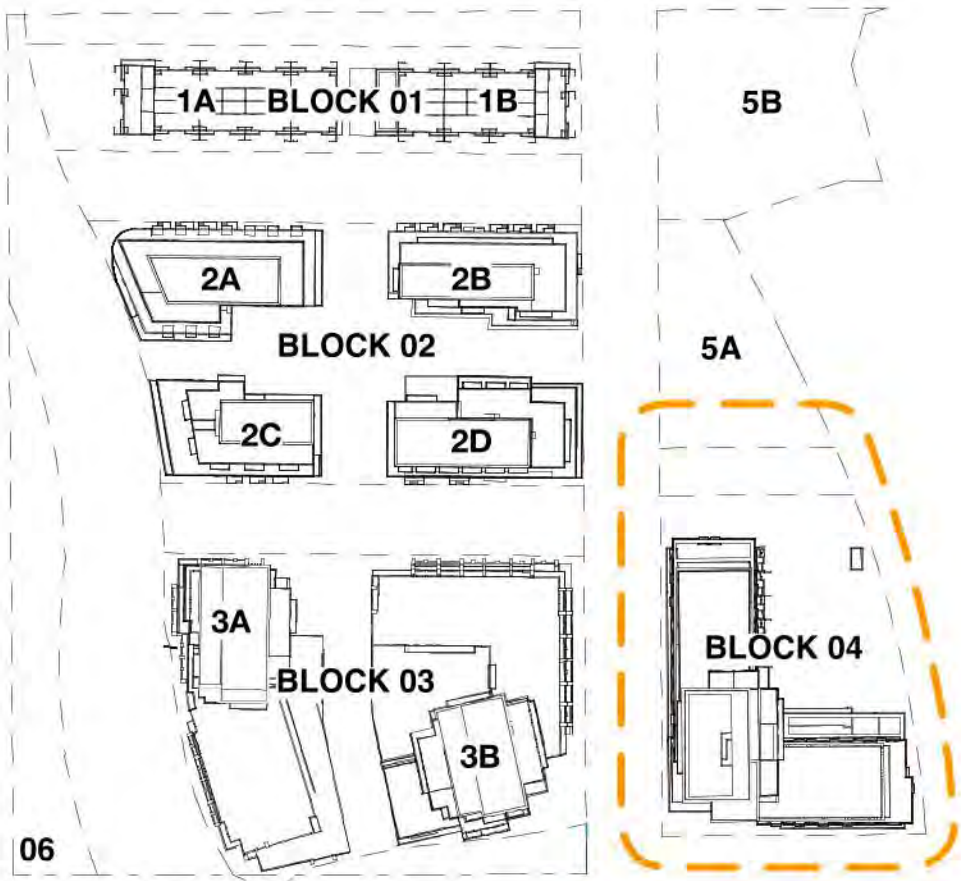
drawn by:
HG, RD, AK

checked by:
PJ

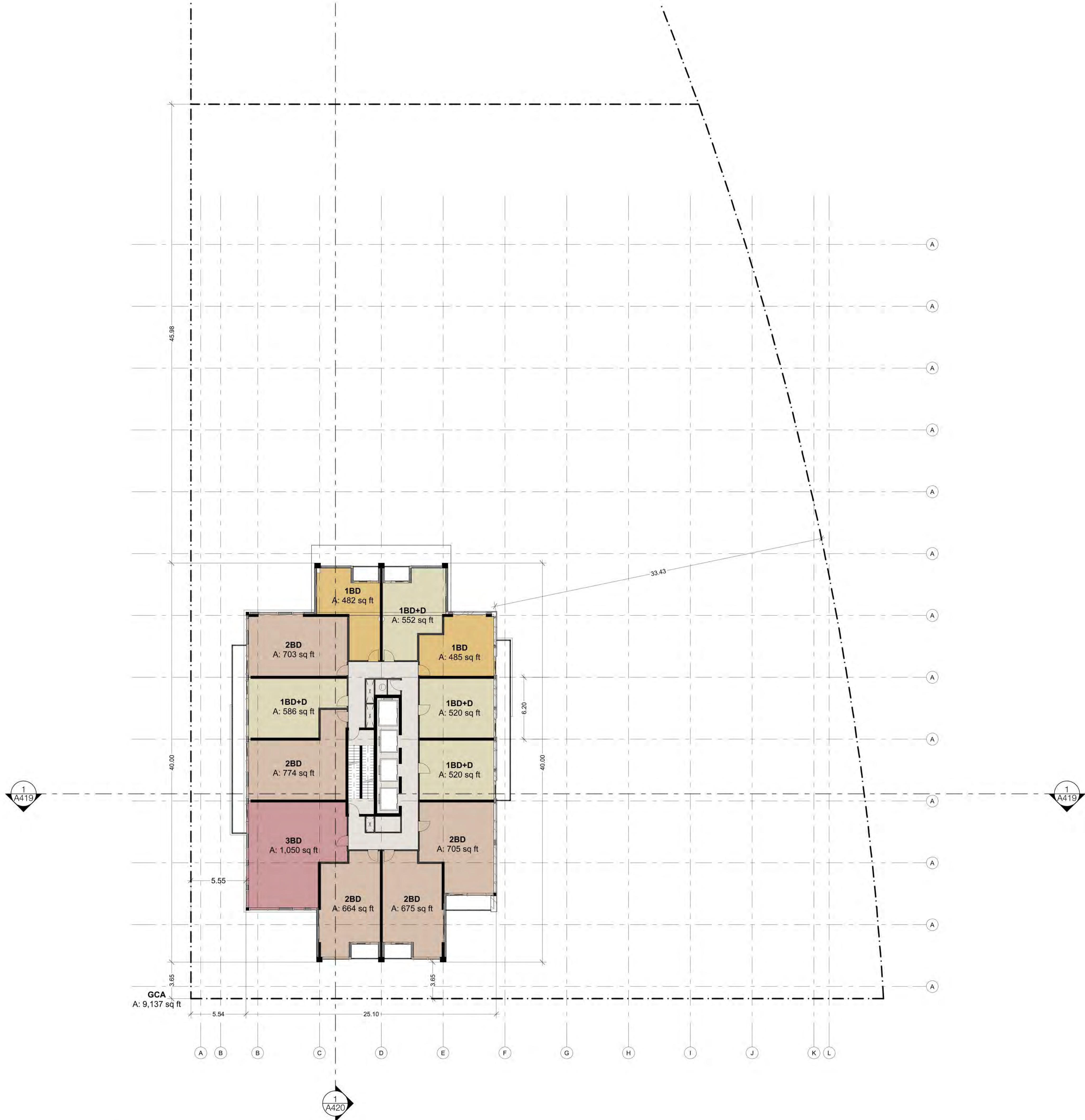
scale:
Friday, December 5, 2025

scale:
1:200

job number:
2007

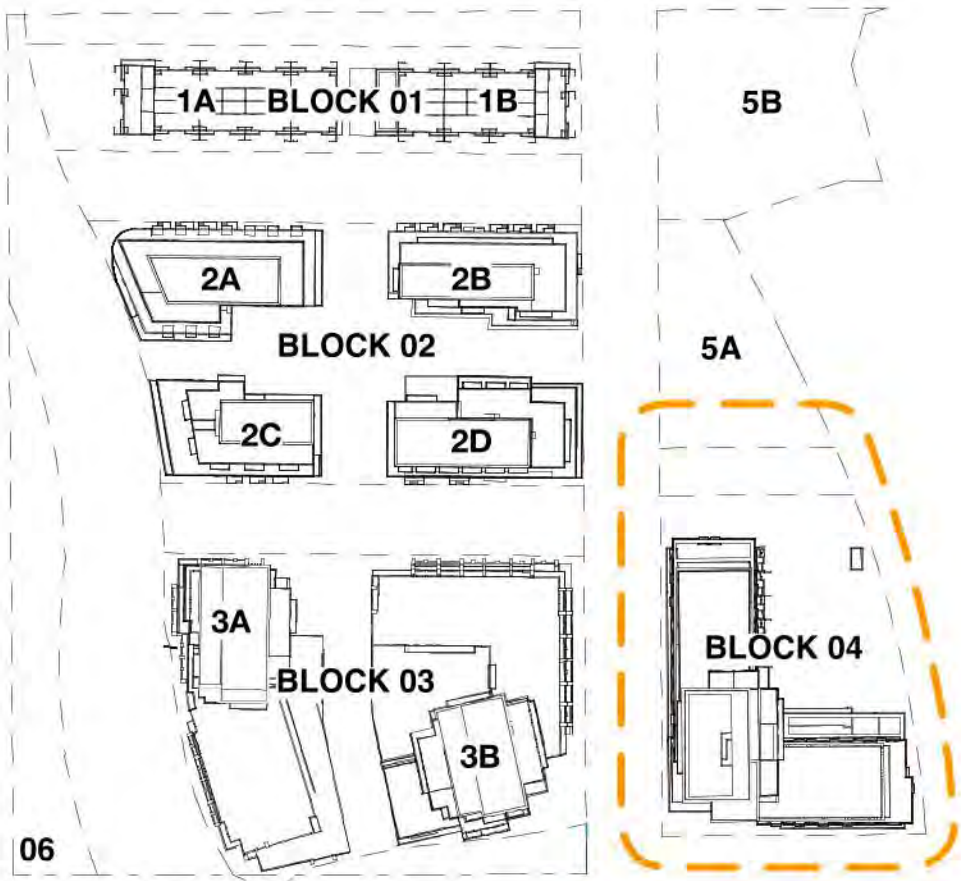


KEY PLAN

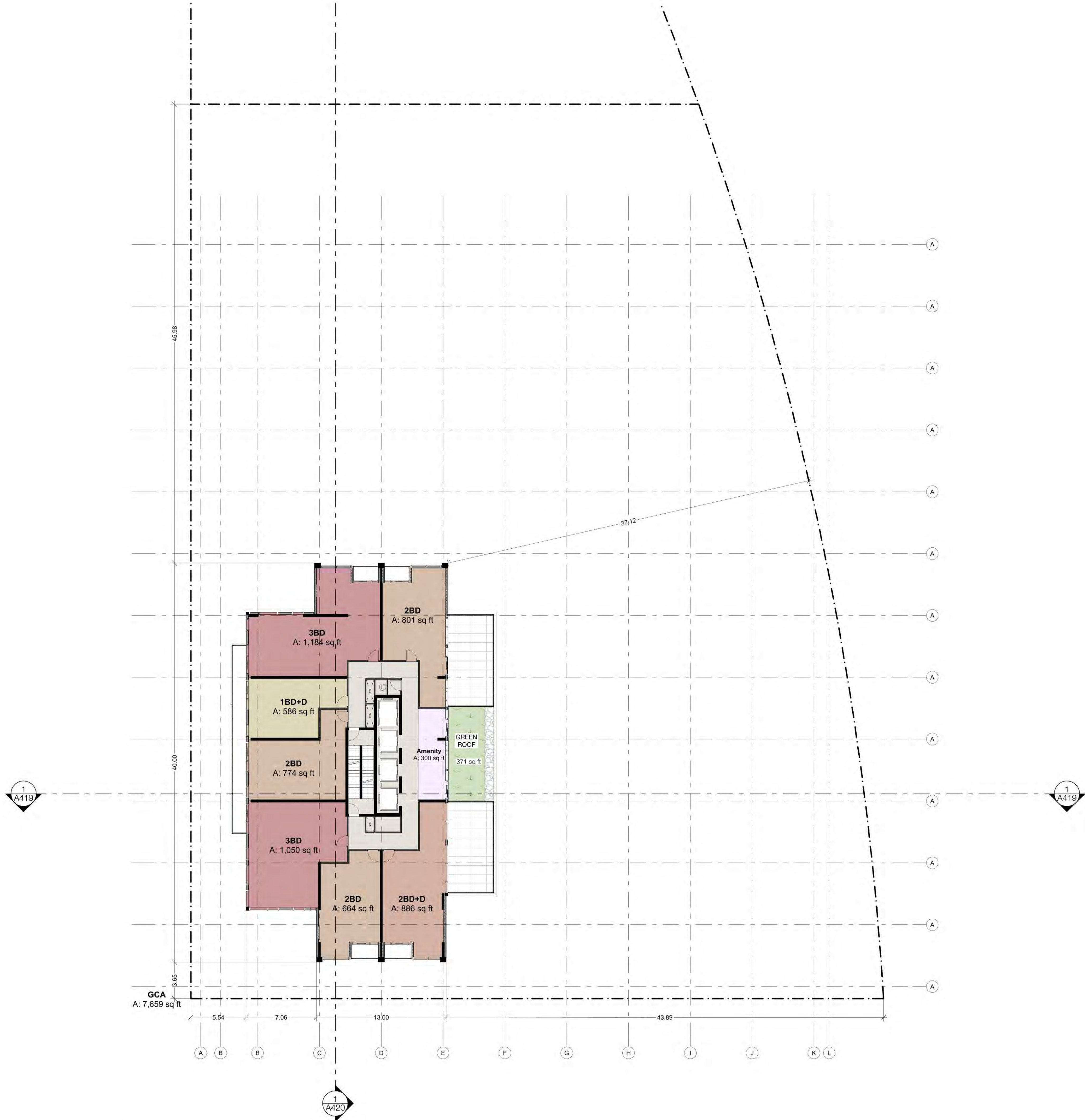


1 Tower Floors - 12F to 27F
SCALE: 1:200

Revision:		Revision
No.	Date	
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		

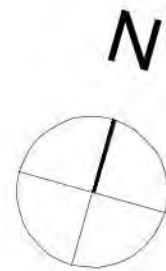


KEY PLAN



1 Tower Floors - 28F
SCALE: 1:200

Revision:		Revision
No.	Date	
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		



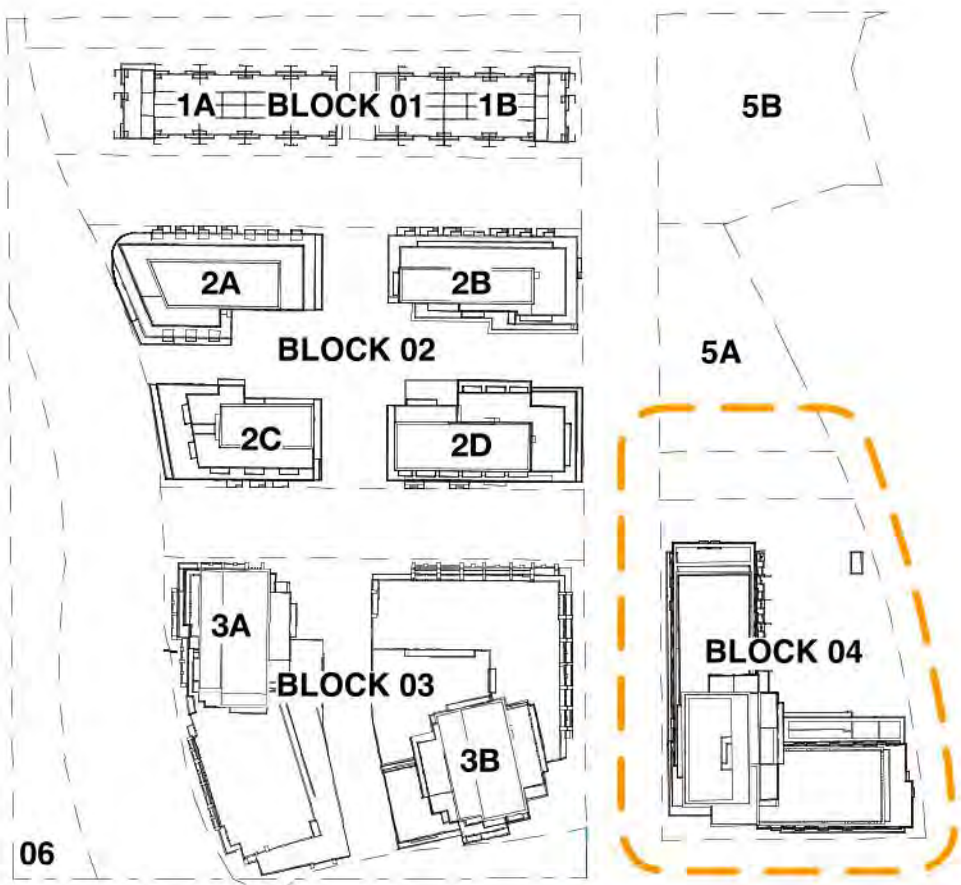
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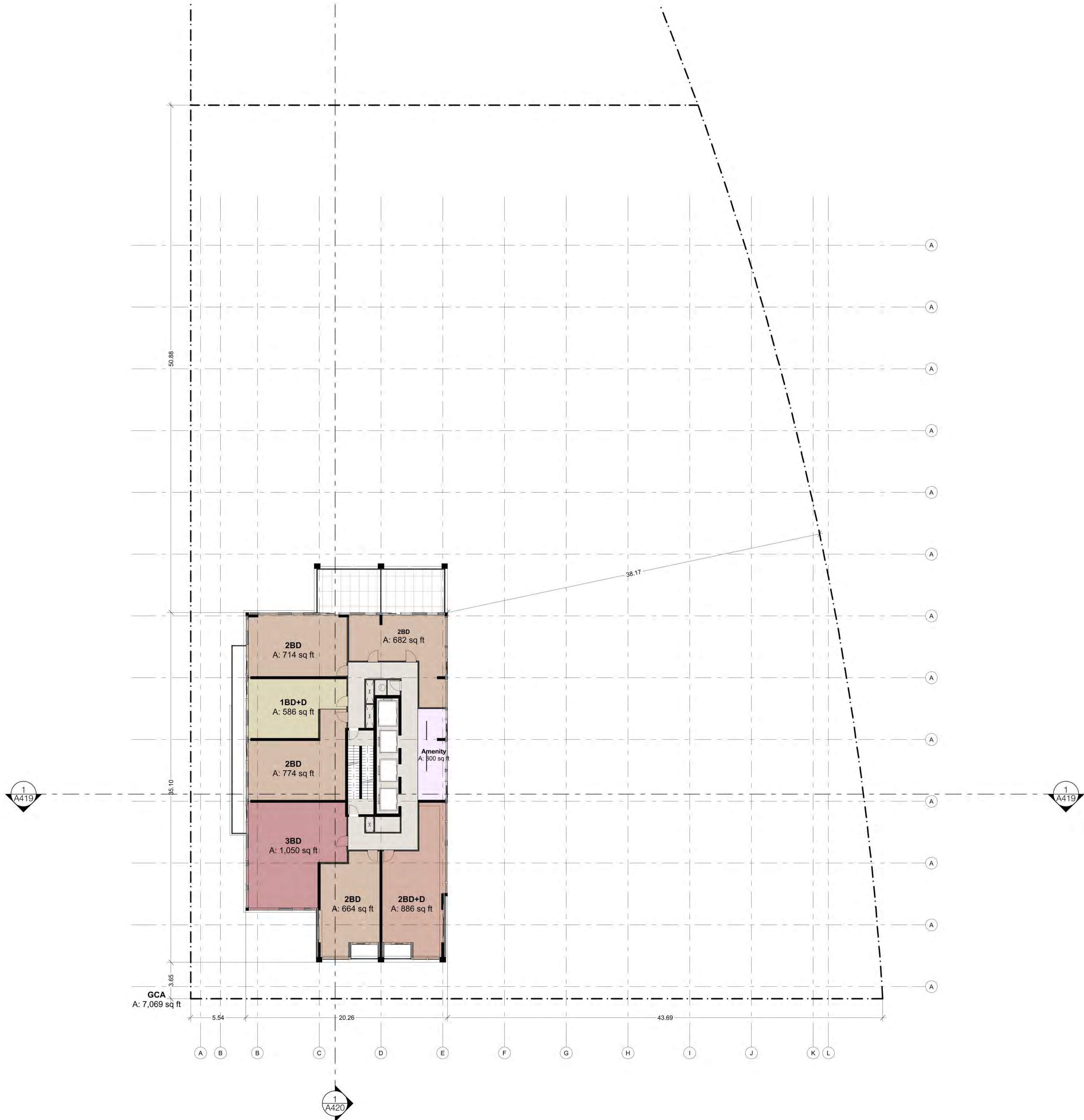
File: Starklands BLOCK 4 v33.0.rvt
Job title:
Starklands - Block 4
0, 119-125, 144, 160, & 200
Benny Stark Street
116-122 Turnberry Avenue
Client:
Benny Stark Limited

Sheet title:
Tower Floor - 28F

drawn by	checked by
HG, RD, AK	PJ
scale	
1:200	
job number	
2007	



KEY PLAN



1 Tower Floors - 29F
SCALE: 1:200

Revision:		Revision
No.	Date	
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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