

WITHOUT PREJUDICE DRAFT FOR  
DISCUSSION

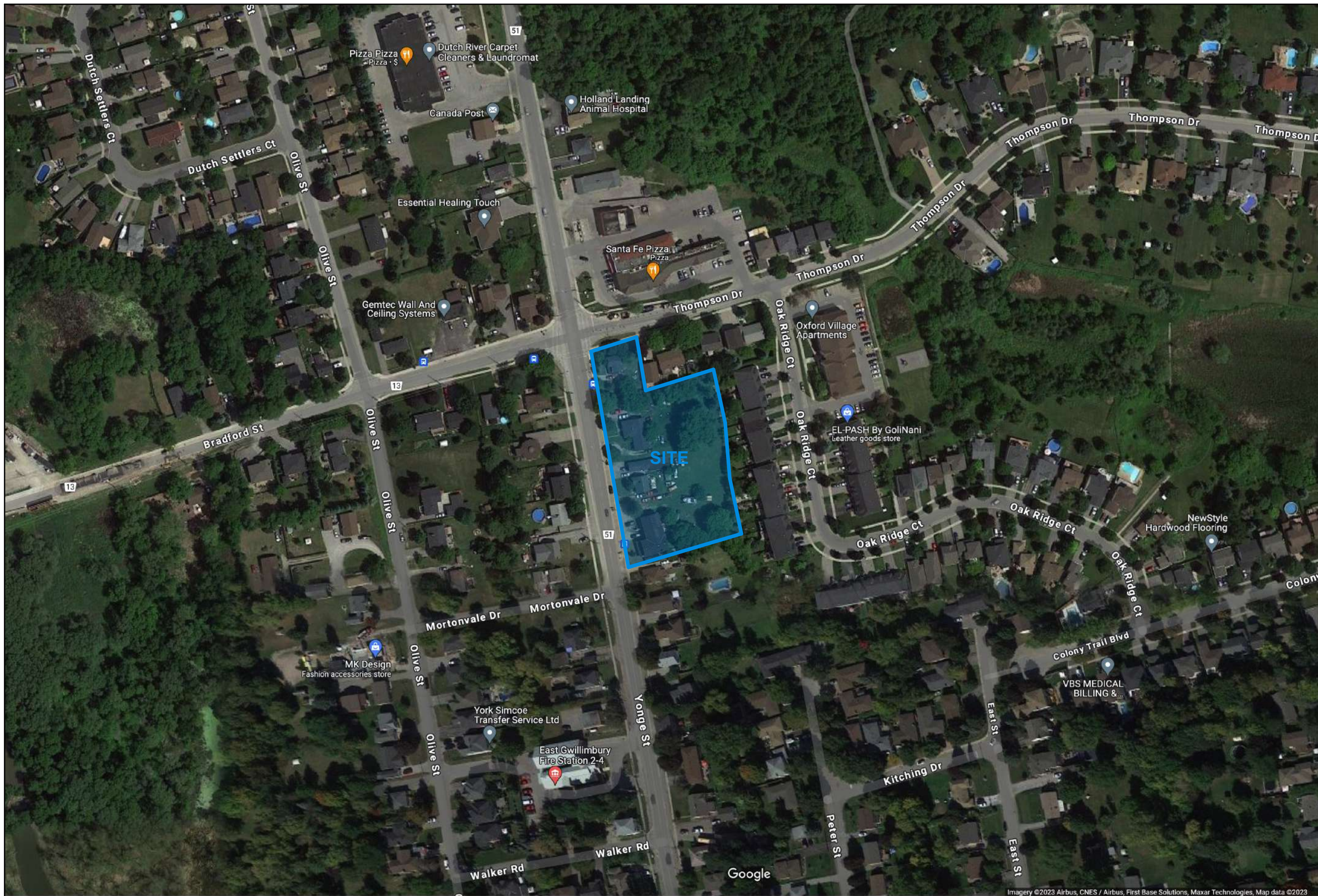
Holland Park | East Gwillimbury, ON

Updated Schematic Design

Thursday, December 14, 2023







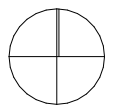
AERIAL VIEW

# TACT



**HOLLAND  
PARK**

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FOR DISCUSSION

**TACT Architecture Inc.**  
660R College St  
Toronto ON M6G 1B8  
416 516 1949  
info@tactarchitecture.com

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file: 2300-08 Holland Park LSG v4.0.pln

job title  
**Holland Park**

client  
**Land Services Group**

sheet title  
**AERIAL VIEW**

drawn by **RD** checked by **PJ**

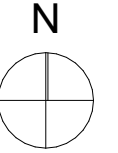
issue date  
**Monday, October 03, 2022**

scale

job number  
**2314**

# A000





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job title  
**Holland Park**

client  
**Land Services Group**

sheet title  
**CONTEXT PLAN**

drawn by  
**RD**

checked by  
**PJ**

issue date  
**Monday, October 03, 2022**

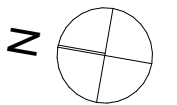
scale

job number  
**2314**



**19399 Yonge St** is 'Listed (non-designated)' under East Gwillimbury Heritage Register.  
However, this specific property has been studied in a detailed Cultural Heritage Impact Assessment finding that there are no Cultural Heritage Impacts on the subject lands.

CONTEXT PLAN



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job title

**Holland Park**

client

**Land Services Group**

sheet title

**SITE PLAN OVERVIEW**

drawn by

**RD**

checked by

**PJ**

issue date

**Monday, October 03, 2022**

scale

**1:1000**

job number

**2314**



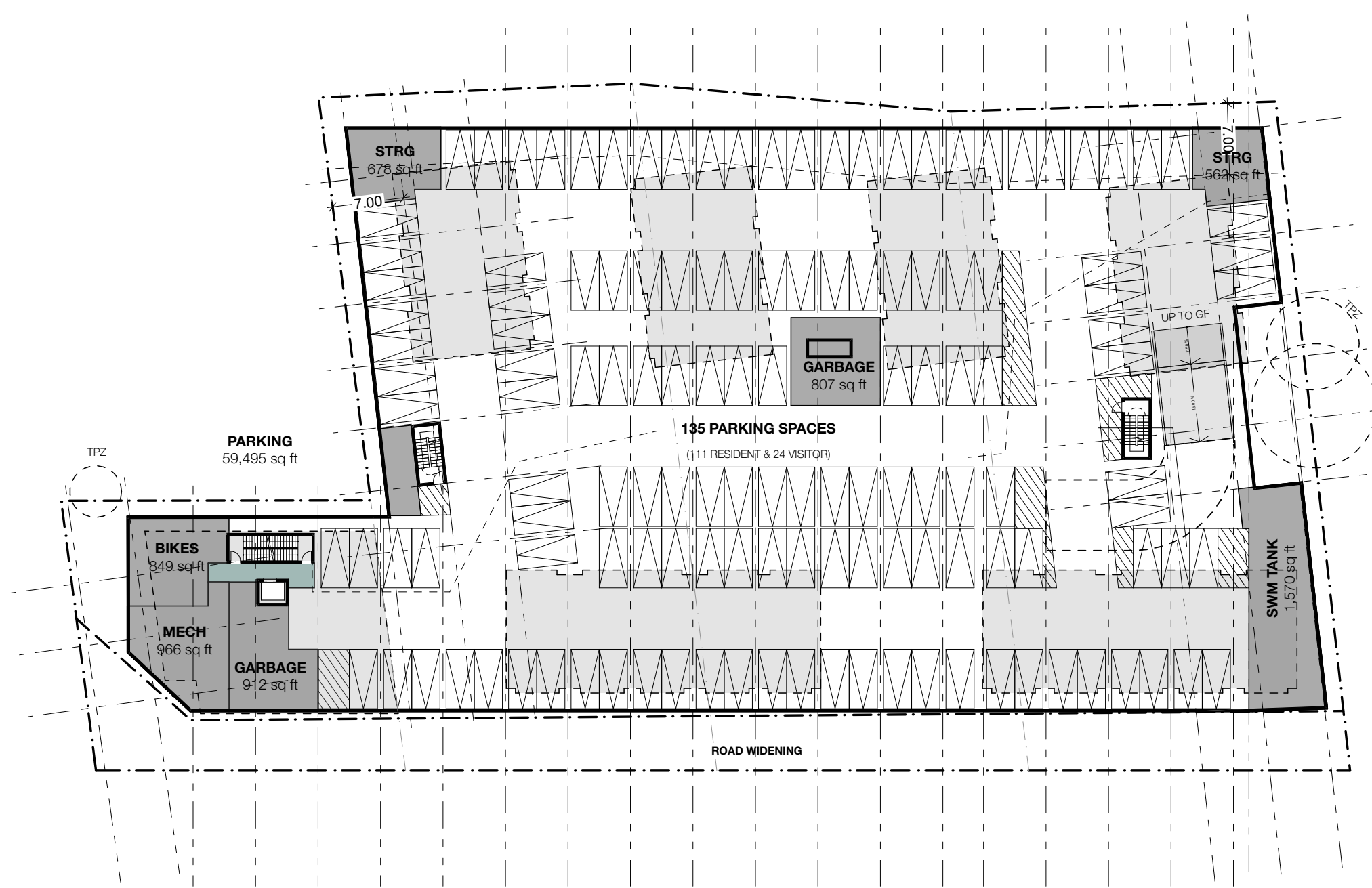
SITE PLAN OVERVIEW





MUNICIPAL ADDRESS		19349 - 19399 Yonge Street	
TOTAL APPROX. GFA	sm	7,902.4	sf 86,561
FSR	x	1.279	
TOTAL UNITS		103	
GROSS SITE AREA	sm	6,884.9	sf 74,108
ROAD WIDENING	sm	704.2	sf 7,580
NET SITE AREA	sm	6,180.7	sf 66,528
ESTIMATED TOTAL GFA	sm	7,902.4	sf 86,561
MID-RISE RESIDENTIAL GFA	sm	1,674.8	sf 18,027
B2B TOWNS GFA	sm	6,227.7	sf 67,034
COMMERCIAL GFA	sm	139.4	sf 1,500
ESTIMATED SALEABLE AREA	sm	7,609.5	sf 81,908
MID-RISE RESIDENTIAL	sm	1,242.5	sf 13,374
COMMERCIAL	sm	139.4	sf 1,500
B2B TOWNS	sm	6,227.7	sf 67,034
MAXIMUM HEIGHT	m	17.25	
	storeys	5 ST	

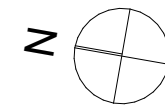
MUNICIPAL ADDRESS		19349 - 19399 Yonge Street	
FSR	x	1.279	
UNIT COUNT BREAKDOWN		103	
MID RISE UNITS			
1BD	7%	7	
3BD	8%	8	
B2B TOWNS (2BD)	85%	88	
ESTIMATED VEHICLE PARKING (450 sf AREA / SPACE)		REQUIRED	PROVIDED
VISITOR - 0.25 SPACE/UNIT		26	26
RESIDENTIAL - 1.0 SPACE/UNIT		103	111
COMMERCIAL - 1 SPACES / 37 m <sup>2</sup>		3	3
TOTAL PARKING		132	140
Notes:	1. All areas in square meters and rounded to the nearest whole number.		



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HOLLAND PARK



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job title

**Holland Park**

client

**Land Services Group**

sheet title

**PARKING LEVEL**

drawn by

**RD**

checked by

**PJ**

issue date

**Monday, October 03, 2022**

scale

**1:500**

job number

**2314**