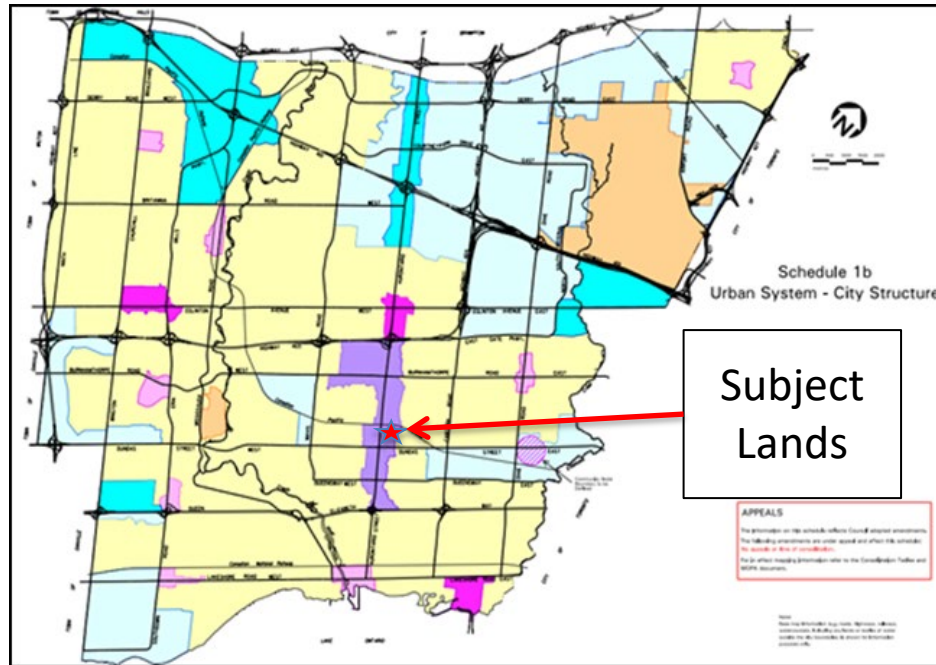
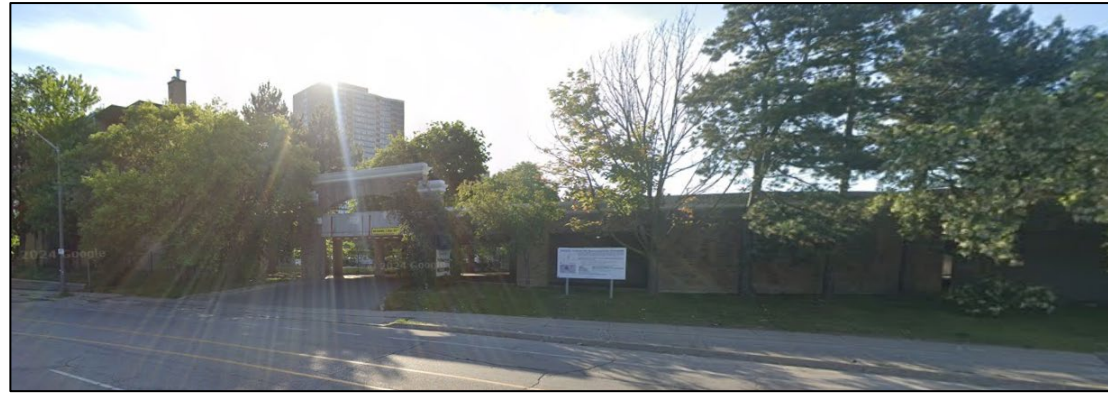


OZ/OPA 21-11 W7 & 21T-M 22-3 3085 Hurontario Street

Recommendation Report Equity Three Holdings Inc.

March 3, 2025
Planning and Development Committee





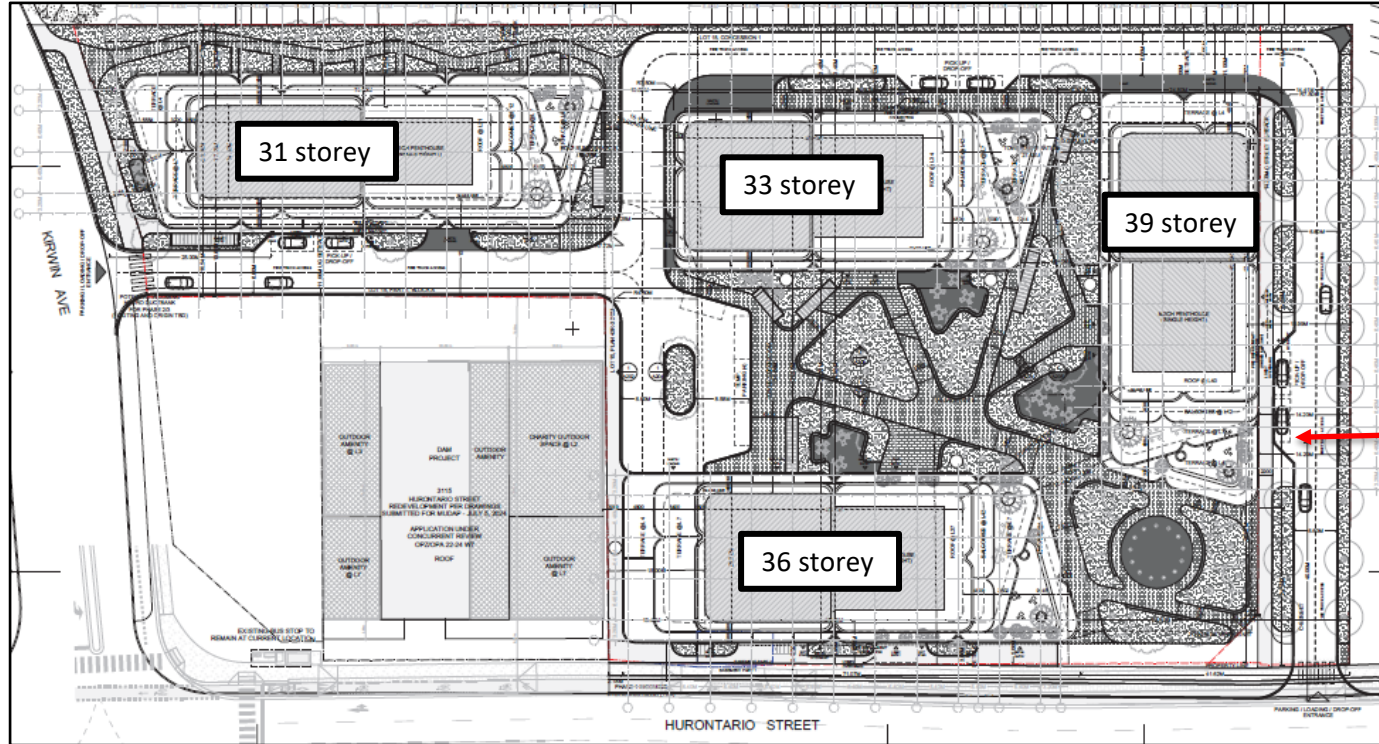
Looking south from Kirwin Avenue



Looking east from Hurontario Street

Proposed Concept Plan For Entire Block

Item 6.2



- 1,691 Dwelling units
- 1222.1 m² – ground related commercial
- At grade entry plaza and central green space

New Public Road



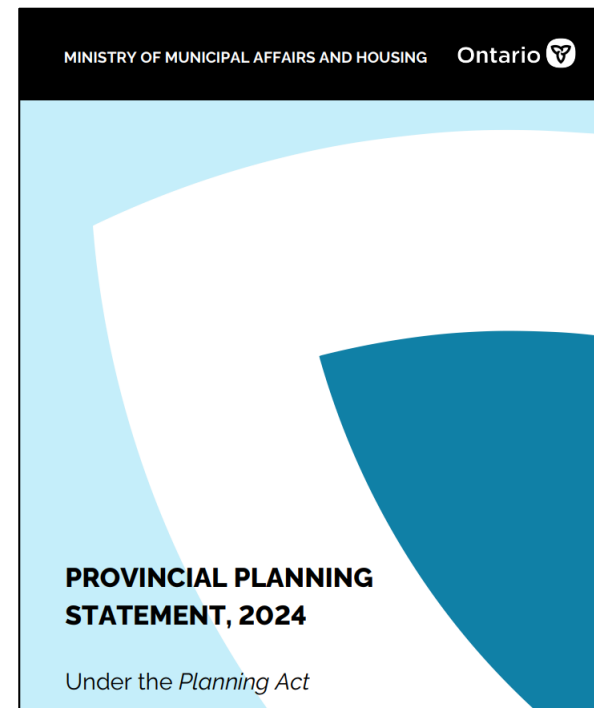
Looking North From Hurontario Street



Looking East From Hurontario Street

Provincial Planning Statement:

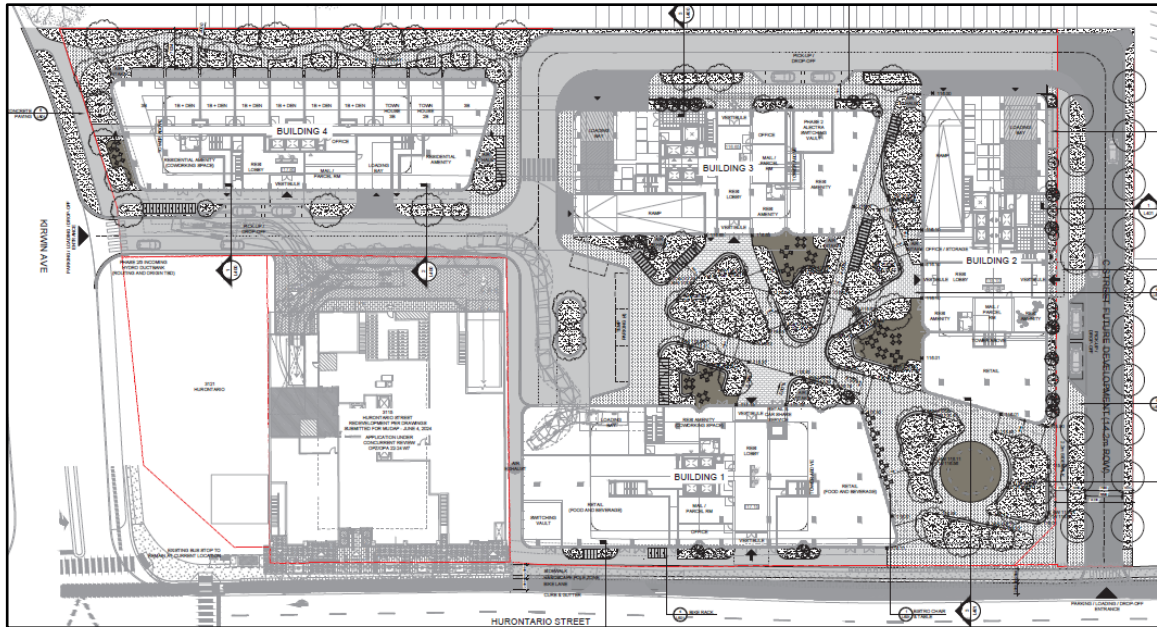
- ✓ Promote efficient use of land and infrastructure
- ✓ Provides for residential intensification in a MTSA
- ✓ Increases supply of residential units
- ✓ Maximizes transit-orientated living / reducing reliance on cars.
- ✓ Provides for open space and contributes to creating a sense of place



Key Findings

- Intensification Area
- Proposed heights are reasonable given the location and context
- Built form consistent with general OP policy direction
- Built form respects context
- Commercial and open space areas will help animate the area
- Impacts are acceptable
- Services are available





- Staff recommend approving amendments to the Official Plan and Zoning by-law as the proposal will:
 - Increase housing supply
 - Intensify and underutilized parcel within a Major Transit Station Area
 - Built form is appropriate for the area and context
 - Contributes to an enhanced public realm in Downtown Cooksville
 - Existing municipal infrastructure is adequate to support the proposed development
- If approved, next steps:
 - Implementing documents will proceed to Council for approval at a later date
 - Commissioner to issue draft plan approval
 - Removal of H process
 - Site plan approval

Thank You