

Appendix 'A' – JD Elm Existing Official Plan and Secondary Plan Land Use Designations

	Location	Designation	Land Uses	FSI	Height (storeys)	Additional Requirements
2014 Official Plan	North of Rustle Woods Avenue	Mixed Use Health Care Campus	Hospital (including complementary retail, service and office), library, community centre and recreational centre	n/a	n/a	
	Remaining Lands	Mixed Use Mid Rise	Apartment, stacked townhouses, townhouses; and non-residential uses including retail, restaurant, office, financial institution, commercial school, and hotel	2.0 (max)	8	Does not allow development exclusively for residential or non-residential uses
2008 Secondary Plan (OPA 168)	North of Rustle Woods Avenue	Institutional	Hospital, medical offices and clinics	n/a	n/a	
	West portion of the Central Precinct	Residential Neighborhood – Cornell Centre	Multiple unit and apartment buildings; and non-residential uses on the ground floor such as office, retail and service uses	1.5 (min)	6	Non-residential uses are not mandatory
	Central precinct fronting Bur Oak Avenue	Community Amenity Area – Bur Oak Corridor Cornell Centre	Multiple unit and apartment buildings; and non- residential uses on the ground floor such as office, retail and service uses	1.5 (min)	6	A minimum 55% of the ground floor shall provide non-residential uses
	Lands along Highway 7	Avenue Seven Corridor – Mixed Residential	Multiple unit and apartment buildings; and non- residential uses on the ground floor such as office, retail and service uses	2.5 (min)	12	A minimum 55% of the ground floor shall provide non-residential uses
1995 Secondary Plan (OPA 20)	North of Rustle Woods Avenue	Community Amenity Area – Central Core North	High density residential or office buildings with ground floor retail and service uses	1.75 (max)	6	
	Remaining Lands	Core Residential	High density residential or office buildings with ground floor retail and service uses	1.75 (max)	6	
2015 Draft Secondary Plan Update	Entire Subject Lands	Community Amenity Area – Mixed Use Bur Oak Corridor	Apartment buildings, stacked townhouses (except on Highway 7, Bur Oak Avenue and Rustle Woods Avenue); and non-residential uses including office, retail restaurants and financial institution	1.5 to 2.5 (min)	12 (slab) 18 to 24 (towers)	A minimum 55% of the ground floor shall provide non-residential uses