

**Appendix ‘A’ – Juniper Cornell Holdings Inc. (6950 Highway 7 East) - Existing Official Plan and Secondary Plan Land Use Designations**

	Location	Designation	Land Uses	Density	Height (storeys)	Additional Requirements
<b>2014 Official Plan</b>	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	
	Central precinct	Residential Mid Rise	Townhouse (including back-to-back), stacked townhouse, and apartment building	2.0 FSI (max)	6	
	Lands on Highway 7	Mixed Use Low Rise	Small scale non-residential or multi-storey mixed-use buildings	n/a	3	Non-residential uses shall not exceed 1,000 m <sup>2</sup>
<b>2008 Secondary Plan (OPA 168)</b>	North of Rustle Woods Avenue	Institutional – Community Facilities and Health Care Campus	Hospital, medical offices and clinics	0.75 FSI (max)	6	
	Central precinct	Residential Neighborhood-Cornell Center	Multiple unit and apartment buildings; and non-residential uses on the ground floor such as office, retail, and services	1.5 FSI (min)	6	
	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	2.5 FSI (min)	12	A minimum 55% of the ground floor shall provide non-residential uses
<b>1995 Secondary Plan (OPA 20)</b>	North of Rustle Woods Avenue	Institutional.	Hospitals, medical offices, clinics, laboratories, drugstores, and services	n/a	n/a	
	Central precinct	Neighborhood General	Detached, semi-detached, duplex, townhouse, link and small plex-type, and multiple unit buildings	17 to 37 units per ha	3 ½	
	Lands on Highway 7	Community Amenity Area - Corridor	Medium and high-density residential uses; and non-residential uses including retail, service, and offices	31.1 to 79 units per ha	6	Non-residential uses are mandatory on the ground floor of high-density buildings
<b>2015 Draft Secondary Plan Update</b>	Lands north of Rustle Woods Avenue	Mixed Use 9 <sup>th</sup> Line	Stacked townhouses and apartment buildings; and non-residential uses such as retail, services, office, and hotel	1.5 to 2.0 FSI (min)	8 to 12	Min 55% of ground floor GFA must be for non-residential uses on the south side of Rustle Woods Avenue. Residential uses are not permitted north of Rustle Woods Avenue
	Remaining Lands	Residential High Rise	Stacked townhouses (except on Highway 7) and apartment buildings including convenient retail and personal service uses on the ground floor	2.0 to 2.5 FSI (min)	12 (slab) 18 (towers)	