

## Minimum and Maximum Building Heights &amp; Floor Space Index for OPA 168

| <b>Land Use Designation</b>                       | <b>Minimum Building Height (storeys)</b>                   | <b>Maximum Building Height (storeys)</b> | <b>Minimum F.S.I.</b>                                                                                                      | <b>Maximum F.S.I.</b> |
|---------------------------------------------------|------------------------------------------------------------|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Residential<br>Cornell Centre                     | 3                                                          | 10                                       | 1.0 – 2.5<br>depending on<br>proximity to<br>lands designated<br>residential<br>neighbourhood<br>and 9 <sup>th</sup> Line. |                       |
| Highway 7<br>Corridor –<br>Mixed<br>Residential   | 4 -8                                                       | 8 - 12                                   | 2.0 – 2.5                                                                                                                  |                       |
| Community<br>Amenity –<br>Cornell Centre          | 2 storeys<br>generally                                     | 6                                        | 1.0 generally                                                                                                              |                       |
| Community<br>Amenity –<br>Cornell North<br>Centre | 1 storey,<br>3 storeys south<br>of 16 <sup>th</sup> Avenue | 6                                        | 1.0 generally                                                                                                              |                       |
| Business Park<br>Area – Avenue<br>Seven Corridor  | 5                                                          | 10                                       | 1.0                                                                                                                        |                       |
| Institutional                                     | 3                                                          | 3 – 6                                    |                                                                                                                            | 0.75                  |
|                                                   |                                                            |                                          |                                                                                                                            |                       |