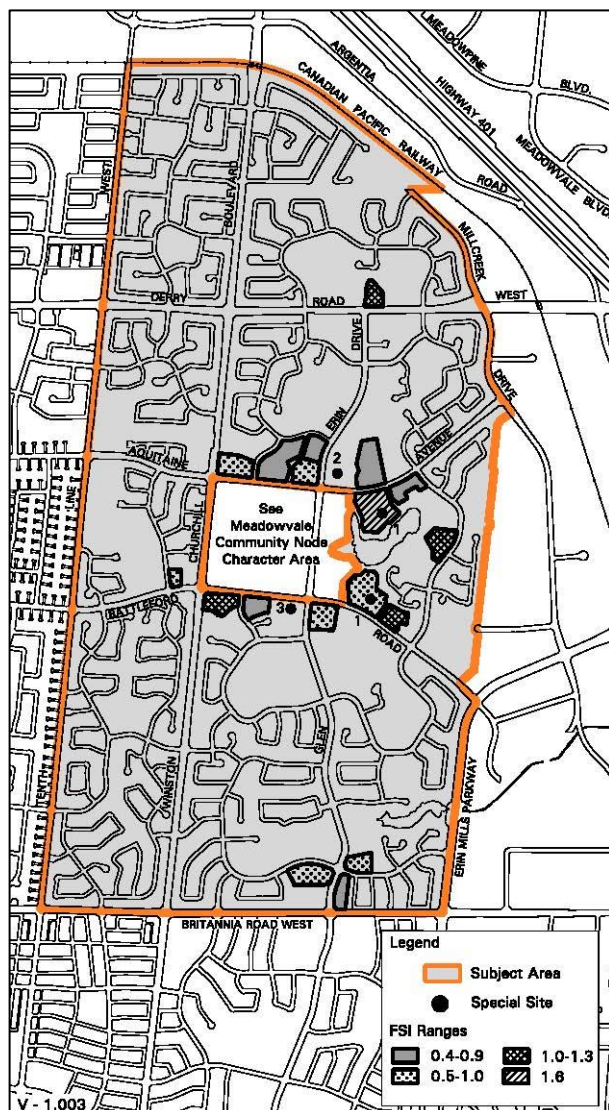


16.16 Meadowvale



Remove FSI ranges from the map.

16.16.1 Vision

Meadowvale is a vibrant and complete community founded on the principles of generous and well-connected open spaces, a diversity of housing types, safe and convenient means of moving about, and access to sunlight and open skies. As

Meadowvale grows from its roots as a self-contained, master-planned community, it will continue to provide a mix of uses and housing options – including a range of rental housing by type, unit size and affordability. New development shall respect, fit in with, and reinforce the qualities that make Meadowvale a unique place to live, work and play.

16.16.1 ~~16.16.2~~ Land Use

16.16.2.1 Meadowvale will maintain its attributes as a master-planned community with a mix of uses connected by a network of streets, parks, open spaces and walkways.

16.16.2.2 Notwithstanding the policies of this Plan, proposals with heights of up to 12 storeys may be permitted on lands designated Mixed Use and Residential High Density subject to the following requirement:

- the total gross floor area of new and existing buildings does not exceed a maximum floor space index (FSI) of 2.0.

16.16.2.3 Notwithstanding the policies of this Plan, proposals with heights of up to 8 storeys may be permitted on lands designated Residential Medium Density subject to the following requirements:

- the development is located in proximity to the Meadowvale Community Node, or immediately adjacent to lands designated Mixed Use;
- the development continues to integrate at least one type of permitted low-rise dwelling; and
- the development meets the transition policies of this Plan.

~~16.16.1.1 In addition to the general Residential Medium and High Density development policies of this Plan, the following additional policy applies specifically to this Character Area:~~

- ~~in order to create acceptable built form transitions, buildings should be limited in height~~

~~when adjacent to low density residential neighbourhoods. Buildings~~

- ~~b. immediately adjacent to low density housing forms should be limited to three storeys. In situations where the low density housing forms are separated from high density development by a public road or other permanent open space feature, a height of four to five storeys may be compatible.~~

~~16.16.1.2 Lands designated Residential Low Density II will not permit the following uses:~~

- ~~a. triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.~~

~~16.16.1.3~~ **16.16.2.4** Lands designated Residential Medium Density will also permit low-rise apartment dwellings.

16.16.3 Urban Design

16.16.3.1 The built form in Meadowvale will preserve an open and green character by:

- a. limiting the number of taller buildings above 8 storeys to appropriate locations in the neighbourhood, with a focal point near the Meadowvale Community Node;
- b. maintaining generous access to natural light, sky views and privacy with a minimum separation distance of generally 40 metres between portions of buildings that are greater than 6 storeys; and
- c. ensuring appropriate transitions between areas of differing planned heights and densities.

16.16.3.2 In order to maximize access to sunlight, sky views and privacy, taller buildings between 9 and 12 storeys will be required to incorporate **podiums** that are no less than 3 storeys and no greater than 6 storeys.

16.16.3.3 New buildings will be located and oriented to preserve views of the green network, with generous setbacks and transitions to parks and open spaces.

16.16.2 16.16.4 Transportation

16.16.4.1 Meadowvale will build on its existing network of walkways and trails. Development will be required to consider how improvements to the network can be made to:

- a. improve access to the existing walkway and trail network; and
- b. incorporate additional pedestrian connections to existing walkways, trails, transit routes, transit stops, roads, parks and open spaces.

~~16.16.2.1~~ **16.16.4.2** Prior to giving consideration to any proposal to widen Tenth Line, City Council will require a neighbourhood traffic study be undertaken. This study should examine alternatives to widening Tenth Line, including traffic management measures. In the event that a widening is required, its need and justification should be clearly documented in accordance with the requirements of the document entitled Class Environmental Assessment for Municipal Road Projects.

~~16.16.2.2~~ **16.16.4.3** Truck traffic will be discouraged from utilizing Tenth Line West south of the St. Lawrence and Hudson Railway in recognition of the residential character of Tenth Line West south of the railway line.

16.16.5 Housing

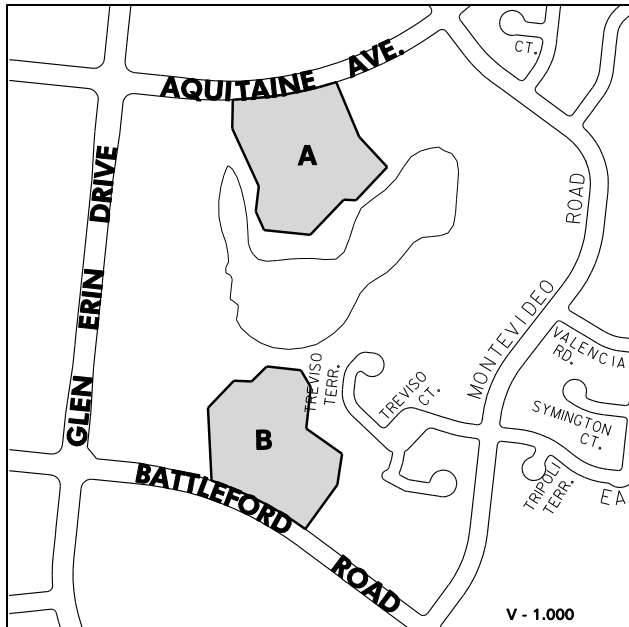
16.16.5.1 Meadowvale will expand on the range of housing options in new developments by:

- a. requiring a mix of housing forms;
- b. promoting unit sizes which address the needs of aging in place and young family households; and
- c. encouraging the provision of affordable housing.

~~16.16.3~~ 16.16.6 Special Site Policies

There are sites within the Character Area that merit special attention and are subject to the following policies.

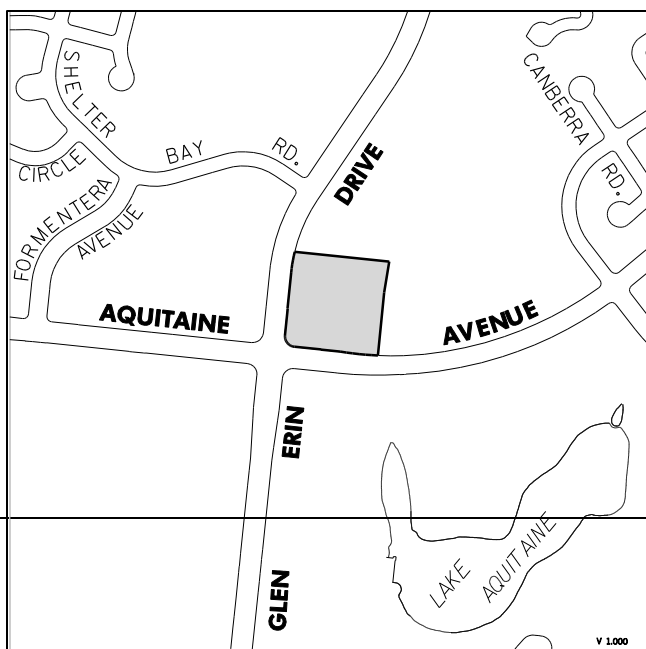
16.16.3.1 16.16.6.1 Site 1



Remove Area B from the map.

16.16.3.1.1 16.16.6.1.1 The lands identified as Special Site 1 are located on the south side of Aquitaine Avenue, east of Glen Erin Drive ~~and on the north side of Battleford Road east of Glen Erin Drive.~~

16.16.3.1.2 16.16.6.1.2 Notwithstanding the provisions of the Residential High Density



designation, townhouse dwellings will be permitted for lands identified as Area B.

~~16.16.3.1.3~~ 16.16.6.1.3 Notwithstanding the provisions of the Residential High Density designation, ~~the following additional policies will apply for the lands identified as Area A:~~

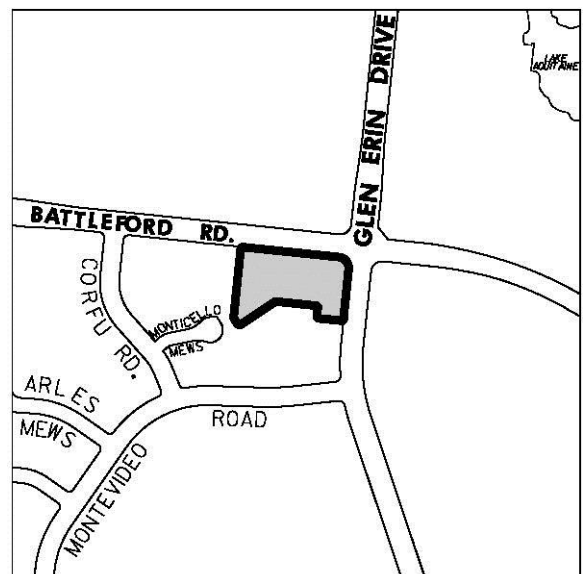
- ~~a. townhouse dwellings will be permitted; and~~
- ~~b.~~ a. the maximum *floor space index (FSI)* will be 1.6.

16.16.3.2 16.16.6.2 Site 2

~~16.16.3.2.1~~ 16.16.6.2.1 The lands identified as Special Site 2 are located at the northeast corner of Glen Erin Drive and Aquitaine Avenue.

~~16.16.3.2.2~~ 16.16.6.2.2 Notwithstanding the policies of this Plan, a maximum *floor space index (FSI)* of 1.4 will be permitted.

16.16.3.3 16.16.6.3 Site 3



~~16.16.3.3.1~~ **16.16.6.3.1** The lands identified as Special Site 3 are located at the southwest corner of Battleford Road and Glen Erin Drive.

~~16.16.3.3.2~~ **16.16.6.3.2** Notwithstanding the policies of this Plan, two apartment dwellings with maximum heights of 12 and 15 storeys will be permitted.