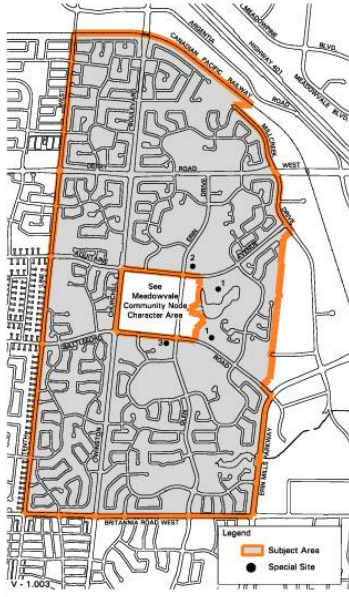


Appendix 2

**Planning Rationale for Proposed Amendments to Mississauga Official Plan (MOP), Chapter 16 Neighbourhoods,
16.16 Meadowvale**

Section	Change	Proposed Changes to MOP	Planning Rationale
Map 16:16 Meadowvale Neighbourhood Character Area	<i>Revised</i>		New policies expand on and replace the need for floor space index (FSI) values on the Character Area Map.
16.16.1 Vision	<i>Added</i>	<p>16.16.1 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 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</p>	<p>As a master-planned community, Meadowvale contains the key characteristics of a vibrant and complete community. The vision encapsulates several of those characteristics that make Meadowvale a unique and great place to live: the importance 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. These qualities will continue to define the community as new development occurs in Meadowvale.</p>

Appendix 2

Section	Change	Proposed Changes to MOP	Planning Rationale
		qualities that make Meadowvale a unique place to live, work and play.	
16.16.2 Land Use	<i>Removed</i>	<p>16.16.2.1 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:</p> <p>a. in order to create acceptable built form transitions, buildings should be limited in height when adjacent to low density residential neighbourhoods. Buildings 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.</p>	New policies expand on and replace this policy.
	<i>Removed</i>	<p>16.16.2.2 Lands designated Residential Low Density II will not permit the following uses:</p> <p>a. triplexes, street townhouses and other forms of low-rise dwellings with individual frontages.</p>	The policy is captured in existing zoning regulations for lands designated Residential Low Density II.
	<i>Added</i>	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.	The policy reinforces the importance of the existing mix of uses and transportation network, including active transportation, in creating a vibrant and complete community.
	<i>Added</i>	<p>16.16.2.2 Notwithstanding the policies of this Plan, building heights of up to 12 storeys may be permitted on lands designated Mixed Use and Residential High Density subject to the following requirement:</p> <p>a. new and existing buildings do not exceed a maximum floor space index (FSI) of 2.0.</p>	Recent development interest suggests that infill and redevelopment opportunities exist in the Meadowvale Neighbourhood. Based on the results of the Meadowvale Neighbourhood Character Area Study, which included a capacity study, built form modeling, analysis of existing precedents, and input from the community, a maximum

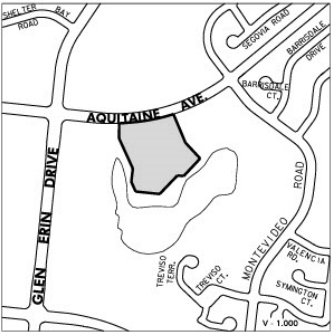
Appendix 2

Section	Change	Proposed Changes to MOP	Planning Rationale
			height of 12 storeys and FSI of 2.0 are recommended for lands designated Mixed Use and Residential High Density in MOP. The proposed maximum height of 12 storeys is lower than the Community Node, and generally reflective of the existing context. A maximum FSI of 2.0 allows for a modest increase of density on potential development sites that is reasonable for a Neighbourhood, and is reflective of the density being achieved in recent development applications.
	<i>Added</i>	<p>16.16.2.3 Notwithstanding the policies of this Plan, building heights of up to 8 storeys may be permitted on lands designated Residential Medium Density subject to the following requirements:</p> <ul style="list-style-type: none"> a. the development is located in proximity to the Meadowvale Community Node, or immediately adjacent to lands designated Mixed Use; b. the development continues to integrate at least one type of permitted low-rise dwelling up to 4 storeys; and c. the development meets the transition policies of Chapter 9: Build a Desirable Urban Form. 	Currently, the Meadowvale Neighbourhood does not contain a significant stock of mid rise buildings. Increasing the height permissions on Residential Medium Density sites in the most appropriate locations near the Community Node and Mixed Use lands will help diversify Meadowvale's housing stock. At the same time, the policies emphasize the continued importance of a diverse low rise housing stock, including townhouses that are predominant on Residential Medium Density lands. This will meet the housing needs of the community and provide a reasonable height transition to the adjacent development context that preserves privacy and minimizes shadow impact.
16.16.3 Urban Design	<i>Added</i>	<p>16.16.3.1 The built form in Meadowvale will preserve an open and green character by:</p> <ul style="list-style-type: none"> a. limiting the number of taller buildings above 8 storeys to appropriate locations in the Neighbourhood on lands designated Mixed Use and Residential High Density, with a focus near the Meadowvale Community Node; 	Meadowvale's existing land use structure is reflective of the original master planning for the Neighbourhood that directed the tallest buildings near the Community Node and Lake Aquitaine. The urban design policies seek to maintain Meadowvale's open and green character, and generous access to natural light, sky views and privacy. The minimum separation distance between taller buildings and height control policies reflect established best planning practices and consider the built form context,

Appendix 2

Section	Change	Proposed Changes to MOP	Planning Rationale
		<ul style="list-style-type: none"> 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 new developments relate to their surrounding context and achieve an appropriate transition in height to abutting low rise residential dwellings generally consistent with a 45 degree angular plane measured from the lot line. 	including existing average distances between existing taller buildings.
	<i>Added</i>	16.16.3.2 Taller buildings between 9 and 12 storeys will be encouraged to incorporate podiums that are no less than 3 storeys and no greater than 6 storeys.	Podiums are encouraged to promote a consistent, human-scaled streetwall.
	<i>Added</i>	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.	Generous setbacks and height transitions to parks and open spaces are an existing feature of the Meadowvale Neighbourhood. The proposed policy will help ensure continued visibility and views of parks and open spaces from the surrounding Neighbourhood.
16.16.4 Transportation	<i>Added</i>	<p>16.16.4.1 Meadowvale will build on its existing network of walkways and trails. New development will be required to consider how improvements to the network can be made to:</p> <ul style="list-style-type: none"> 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. 	The Meadowvale Neighbourhood has an extensive network of pedestrian walkways and trails. New development should consider opportunities to improve access to this network as well as the walkability of the Neighbourhood through new pedestrian connections.
16.16.5 Housing	<i>Added</i>	16.16.5.1 Meadowvale will expand on the range of housing options in new developments by:	Meadowvale has a good mix of housing by type, unit size and affordability that should be preserved and

Appendix 2

Section	Change	Proposed Changes to MOP	Planning Rationale
		<ul style="list-style-type: none"> a. requiring a mix of housing forms; b. promoting housing options, including appropriately sized units, that meet the needs of young adults, older adults and families; and c. encouraging the provision of affordable housing. 	strengthened through new development. The policies emphasize an expanded range of housing options, including appropriately sized units and affordable housing, to meet the needs of the community.
16.16.6 Special Site	<i>Revised</i>		Area B is built and as such, is deleted from Special Site 1. Area A becomes the location of the Special Site Map and no longer needs to be labeled. Related Special Site policies have been revised to reference the updated Map.