
SALISBURY VILLAGE

AREA STRUCTURE PLAN



2.4.1 Low Density Residential

2.4.1.1 Phase 2-Stage 2

Low Density Residential is designated along the south boundary of Phase 2, Stage 2 and east of the stormwater management facility in Stage 2. Single detached units must incorporate strategies that minimize impacts of front attached garages on the pedestrian streetscape. Low Density Residential has a maximum density of 25 units per net residential hectare and may include single detached and/or semi-detached units. This northern low density residential area is districted UV4 – Salisbury Village Zoning District. Care will be taken to ensure that a high standard of architecture, befitting an Urban Village, is applied to the single detached units in Salisbury Village and a consistent contemporary architectural theme is maintained. In order to improve streetscape and increase on-street parking opportunities the developer will commit to developing 25% of the single detached lots within Phase 2, Stage 2 with a minimum lot width of 12.12 meters. This also supports opportunity for innovation with garages and driveway widths.

2.4.1.2 Phase 2-Stage 3

Phase 2, Stage 3 is all designated for Low Density residential land use and may include a mix of single detached and/or semi-detached units. Semi-detached units will generally be located in the southeast area and be districted R2A – Semi-Detached Residential. The remaining units within Phase 2, Stage 3 will utilize the R1C – Single Detached Residential C District. Both districts are listed in Land Use Bylaw 6-2015.

2.4.2 Medium Density Residential – Semi-Detached/Townhouse

Six sites are designated for Medium Density Residential -Semi-Detached / Townhouse land use in Phase 2. These sites may accommodate fee simple semi-detached and/or townhouse units or they may be condominium style. Maximum density is 40 units per net residential hectare. All units will be street oriented to the greatest extent possible and will be accessed by a rear or internal garage.

These sites may be one or two storeys in height and must have amenity space provisions built into them. Amenity space may include front/rear yards and/or rooftop/deck space.

2.4.3 Flex Site

Due to its small size and proximity to both commercial and residential land uses in the west plan area, one parcel is designated for a “Flex” land use. Depending on market forces at the time this site may be developed as a commercial, medium density - townhouse or high density residential land use. These sites may include townhouse and or small scale apartment style buildings. If the sites are developed as an apartment complex, additional street articulation and design elements such as stepped back ground units and underground would be required. Townhouse sites must have amenity space provisions such as rooftop patio and yard space provisions.

The land use will be defined by the Direct Control District and only ultimately be determined at the development permit stage. Density on this site may be increased up to 125 units per hectare with a height of 4 storeys.