

## 2.4.4 High Density Residential

Two High Density Residential sites are designated in Phase 2 and one in Phase 1. These sites provide for apartment style development to a maximum of four storeys and a maximum density of 125 units per net residential hectare. The sites may be developed with resident parking either below ground, incorporated as part of the building or surface parking. Provisions for ground orientation, street access to main floor units and stepping back of height will be addressed through Direct Control districting.

*Policy 2.4.4.1: High Density Residential in Phase 2 shall achieve a minimum residential density of 90 units per net residential hectare and a maximum density of 125 units per net residential hectare.*

## 2.4.5 Mixed-Use Commercial/Residential

A mixed-use commercial/residential area is proposed to be located north of Salisbury Way, east of Tisbury Street and west of Mitchell Street immediately south of the commercial area. The site may be developed as a mixture of commercial and/or residential units. Residential units may be constructed with or without ground floor commercial and be developed up to 6 Storeys in height with a maximum density of 140 units per net residential hectare. This mixed-use site will encourage efficient and compact housing, transit use and work/live opportunities.

Detailed design measures, such as, separate entrances and parking areas shall be utilized to minimize impacts between commercial and residential uses.

## 2.4.6 Residential Specific Urban Design Guidelines

- All building facades should use compatible and harmonious exterior finishing materials.
- Building colours should provide visual interest in all seasons.
- Single Detached Units in Phase 2 Stage 2 (Bylaw 40-2016) are to be integrated into the Urban Village by ensuring that:
  - + Architectural quality is increased by creating greater variation in design between individual units, and by consistently applying the chosen architectural theme (e.g. contemporary) to the units; and
  - + Garage impacts on the pedestrian streetscape are minimized through appropriate design solutions.
- To provide additional transition treatment to the directly adjacent Campbelltown Heights country residential lot to the west, two low density residential lots in Salisbury Village Phase 2, Stage 3 will be restricted to single storey bungalow development. These two lots are conceptually illustrated below. Final lot lines will be established through legal survey at the time of subdivision. As a condition of any subdivision approval that includes these two lots, a restrictive covenant shall be registered by the developer on each lot to ensure that a principal dwelling is prohibited from being constructed within a minimum 16 meter distance from the rear property line. This 16 meter development restriction is in addition to the 12 meter municipal reserve strip ensuring a minimum total distance of 28 meters between the existing country residential lot and new principal dwellings within Phase 2, Stage 3.