
SALISBURY VILLAGE

AREA STRUCTURE PLAN



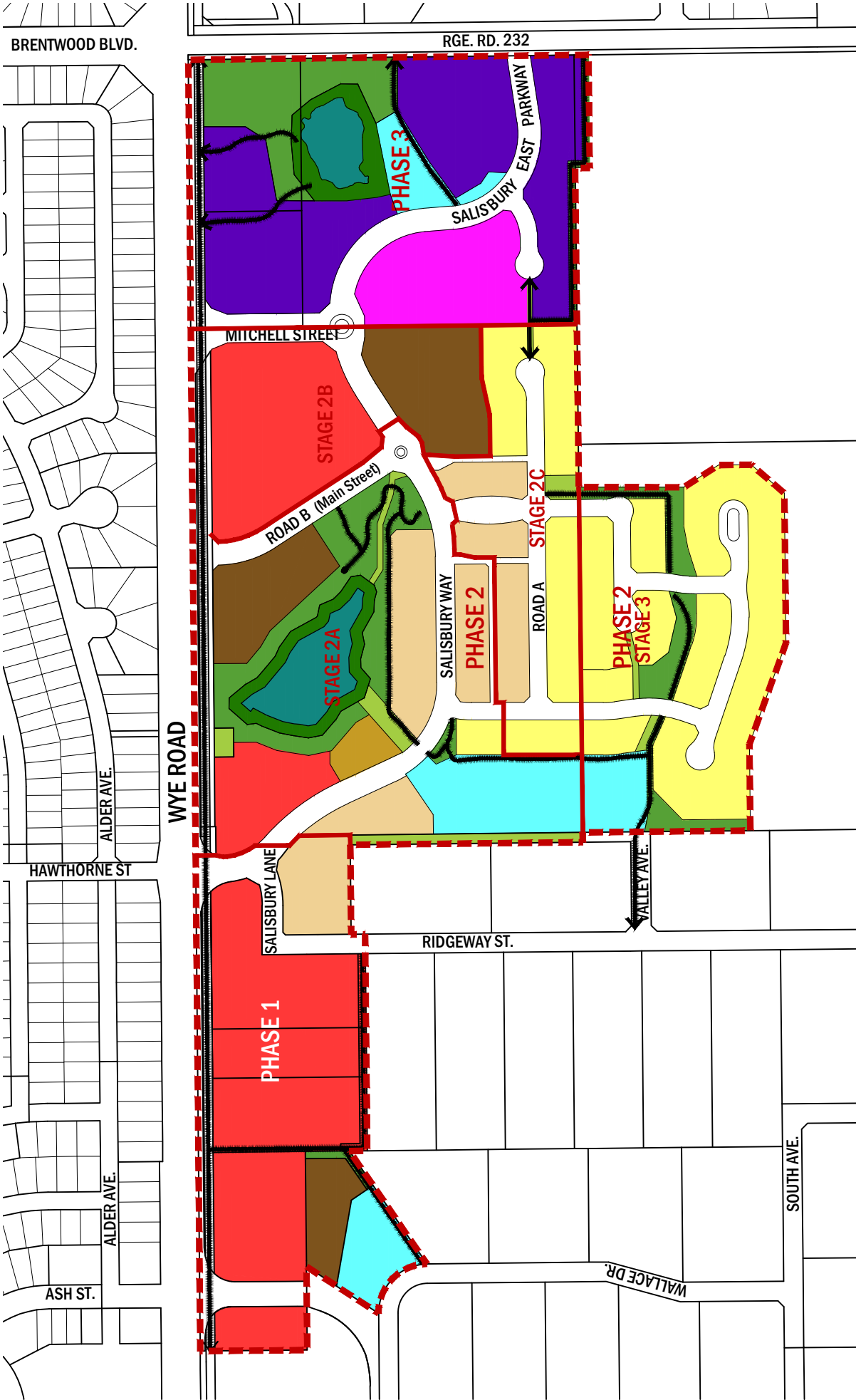
Prepared for: **Campbelltown Village Developments Ltd.**

Presented by: **Select Engineering Consultants Ltd.**

















Date: **May 12, 2016**

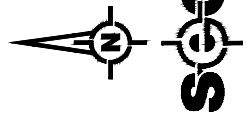
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LEGEND

- | | | | |
|---|-----------------------------------|---|--------------------------------|
|  | Low Density Residential |  | Stormwater Management Facility |
|  | Medium Density - Semi / Townhouse |  | Crown Claimed Wetland |
|  | Flex Site |  | Pedestrian Linkage |
|  | High Density Residential |  | Salisbury Village ASP Boundary |
|  | Commercial |  | Park / Open Space |
|  | Business Park Office |  | Environmental Reserve |
|  | Mixed Business Park | | |
|  | Public Utility Lot | | |
|  | Park / Open Space | | |
|  | Environmental Reserve | | |



DEVELOPMENT CONCEPT

N.T.S.

FIGURE 4

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Conceptual Main Street road cross-section



2.4 Residential

A full spectrum of residential options will be available to residents of Salisbury Village. The range of housing proposed includes single detached, semi-detached, townhouse and apartment units. To differentiate between residential densities four residential land use categories are identified in the Plan Area. In Phase 1 and 2 reduced density land uses have been situated adjacent to existing country residential to provide an adequate transition in terms of built form between Campbelltown Heights and Salisbury Village. Low density Residential and Semi Detached/ Townhouse land use is primarily designated in Phase 2. Salisbury Village also includes apartments to a maximum height of four storeys in Phase 1 and Phase 2 and up to nine storeys in Phase 3. ~~Townhouse sites are located in both Phase 1 and Phase 2.~~

“Residential” land use is not specifically designated in Phase 3 but one apartment building of up to 100 units may be included in the Mixed Business Park Area to complement and support the office and hotel uses proposed within Phase 3. These hotel and hotel/residential uses will be further supported by retail uses, as well as conference and fitness facilities. The hotel and hotel/residences will have a maximum height of 9 stories including parking (8 stories plus parking on the first level). Although not specifically identified as residential, the residential business hotel and/or residential condominiums will provide for longer term stays associated with local businesses and/or permanent residents.

Objective: to accommodate a variety of residential options in a compact design

Policy 2.1.1: Within Salisbury Village there shall be a range of housing types including single family, semi-detached, townhouses and apartments.

Policy 2.1.3: Residential adjacent to existing country residential in the west Plan area shall be ground oriented and low rise up to 10m.

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 will be one or two storeys in height. To respect grade in the Plan area and minimize the impacts of garage accesses on pedestrian orientation in the Village single detached units must incorporate a combination of recessing the garages below grade, rotating garage doors 90 degrees or front drive access. 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 of 9.72 meter foot house pockets. 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~~ **Seven** 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 ~~Medium Density Residential~~ — **Townhouse Flex Site**

~~Two sites in Phase 2 are designated for Medium Density Residential — Townhouse land use. These sites may attain a maximum density up to 60 units per net residential hectare. These 2 sites are located south of the wetland complex further from the existing country residential development. These sites provide a transition to low density residential land uses proposed to the south. These sites may include townhouse and/or smaller scale apartment style buildings. If sites are developed as an apartment complex, additional street articulation and design elements such as stepped back ground units and underground parking would be required. The townhouses sites must have amenity space provisions such as rooftop patio and yard space provisions.~~

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. This site may include townhouse and or small scale apartment style buildings. If the site is developed as an apartment complex, additional street articulation and design elements such as stepped back ground units and underground parking would be required. Townhouse sites must have amenity space provisions such as rooftop patio and yard space provisions.

The townhouse/apartment site in the west portion of Phase 2 is identified with an asterisk on the Development Concept to indicate that this particular site may also "swing" to commercial or medium density townhouse or high density residential land use. The land use will be defined by the Direct Control District and only ultimately be determined at the development permit stage. With its proximity to the commercial, small size and narrow shape it may be more desirable to extend the commercial into this area as it builds out. This "swing" designation provides the flexibility to do that. Density on this one site may be increased up to 125 units per hectare with a height of 4 storeys.

Access to medium density residential - townhouse sites will be provided by a combination of public road, public lane or private internal access.

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 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 2.2.1: 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 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 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 and driveway impacts on the pedestrian streetscape should be minimized by orienting garages 90 degrees to the street, recessing garages below grade, or by other appropriate designs 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

Table 2: Phase 2 Land Use Statistics

Land Uses	Ha	%	Units	%	Pop.	%
GROSS AREA	28.43					
Crown Claimed Wetlands	0.77					
Environmental Reserve	0.58					
Road Widening	0.32					
Atco Pipeline Right-of-Ways	0.76					
Atco Gate Station	0.06					
Subtotal	2.49					
GROSS DEVELOPABLE AREA	25.94					
LAND USES						
Municipal Reserve	2.64	10.2%				
Stormwater Management Facility	2.32	8.9%				
Circulation	4.89	18.9%				
Commercial	3.52	13.6%				
SUBTOTAL – LAND USES	13.37	51.5%				
RESIDENTIAL						
Low Density Residential	5.89	22.7%	147	22.8%	426	27.8%
Medium Density - Semi/ Townhouse	3.01	11.6%	120	18.7%	348	22.7%
Medium Density Townhouse Flex Site	1.27	4.9%	76	11.8%	220	14.3%
High Density Residential	2.40	9.3%	300	46.7%	540	35.2%
SUBTOTAL - RESIDENTIAL	12.57	48.5%	643	100.0%	1,534	100.0%

Capital Region Board 51.1 50.8 upnha

Residential Density

Low Density Residential	25 units / hectare
Medium Density - Semi/ Townhouse	40 units / hectare
Medium Density - Townhouse Flex Site	60 125 units / hectare
High Density Residential	125 units / hectare

Population Density

Low Density Residential	2.9 persons / unit
Medium Density - Semi/ Townhouse	2.9 persons / unit
Medium Density - Townhouse Flex Site	2.9 1.8 persons / unit
High Density Residential	1.8 persons / unit

Table 4: Overall Land Use Statistics

Land Uses	Ha	%	Units	%	Pop.	%
GROSS AREA	48.54					
Crown Claimed Wetlands	1.21					
Environmental Reserve	1.09					
Road Widening	0.84					
Atco Pipeline Right-of-Ways	1.52					
Atco Gate Station	0.06					
Subtotal	4.72					
GROSS DEVELOPABLE AREA	43.82					
LAND USES						
Municipal Reserve	4.20	9.6%				
Stormwater Management Facility	3.76	8.6%				
Circulation	7.17	16.4%				
Commercial	8.44	19.3%				
Business Park Office	4.81	11.0%				
Mixed Business Park	0.69	1.6%				
SUBTOTAL – LAND USES	29.07	66.3%				
RESIDENTIAL						
Low Density Residential	8.89	5.96%	13.4	13.6%	147	149
Medium Density - Semi/ Townhouse	3.72	4.65%	8.5	10.6%	148	186
Medium Density - Townhouse	1.81	0.54%	4.1	1.2%	108	32
Flex Site	0.27	0.6%	33	4.0%	59	3.2%
High Density Residential	3.33	7.6%	416	50.8	51.0%	748
SUBTOTAL - RESIDENTIAL	14.75	33.76%	819	816	100.0%	1,916
Capital Region Board	55.5	55.3	upha			1,870

Residential Density

Low Density Residential	25 units / hectare
Medium Density - Semi/ Townhouse	40 units / hectare
Medium Density - Townhouse	60 units / hectare
Flex Site	125 units / hectare
High Density Residential	125 units / hectares

Population Density

Low Density Residential	2.9 persons / unit
Medium Density - Semi/ Townhouse	2.9 persons / unit
Medium Density - Townhouse	2.9 persons / unit
Flex Site	1.8 persons / unit
High Density Residential	1.8 persons / unit

Table 5: Student Generation & Population

Student Generation	Public	Separate
Students/Unit		
Elementary	0.37	0.12
Senior High	0.13	0.02
Student Population	Public	Separate
Phase 1		
Elementary	30	10
Senior High	11	2
Phase 2		
Elementary	183	60
Senior High	64	10
Phase 3		
Elementary	37	12
Senior High	13	2
TOTAL	338	96

