

## BYLAW 23-2016

A BYLAW OF STRATHCONA COUNTY IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW 51-2015 BEING THE SALISBURY VILLAGE AREA STRUCTURE PLAN.

WHEREAS it is deemed advisable to amend the Salisbury Village Area Structure Plan BYLAW 51-2015;

NOW THEREFORE, the Council of Strathcona County, duly assembled, pursuant to the authority conferred upon it by the *Municipal Government Act, R.S.A. 2000, c. M-26*, and amendments thereto, enacts as follows:

1. That Bylaw 23-2016 is to be cited as the "Salisbury Village Area Structure Plan Amendment No. 1"
2. That Bylaw 51-2015, be amended as follows:
  - 1.1 That Figure 4 titled 'Development Concept' be deleted and replaced with Figure 4 titled 'Development Concept' which re-designates a portion of the NE 22-52-23-W4 from Medium Density Residential - Townhouse to Medium Density Residential - Semi-Detached/Townhouse attached as Schedule "A" and forming part of this bylaw.
  - 1.2 That the text referencing section title "2.4.3 Medium Density Residential - Townhouse" within the Table of Contents is deleted and replaced with the following:

2.4.3 Flex Site
  - 1.3 That Section 2.4 Residential be deleted and replaced with Section 2.4 Residential attached as Schedule "B" and forming part of this bylaw.
  - 1.4 That Table 2: Phase 2 Land Use Statistics is deleted and replaced with Table 2: Phase 2 Land Use Statistics attached as Schedule "C" and forming part of this bylaw.

1.5 That Table 4: Overall Land Use Statistics is deleted and replaced with Table 4: Overall Land Use Statistics attached hereto as Schedule "D" and forming part of this bylaw.

3. This bylaw comes into effect after third reading and upon being signed.

Read a first time this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

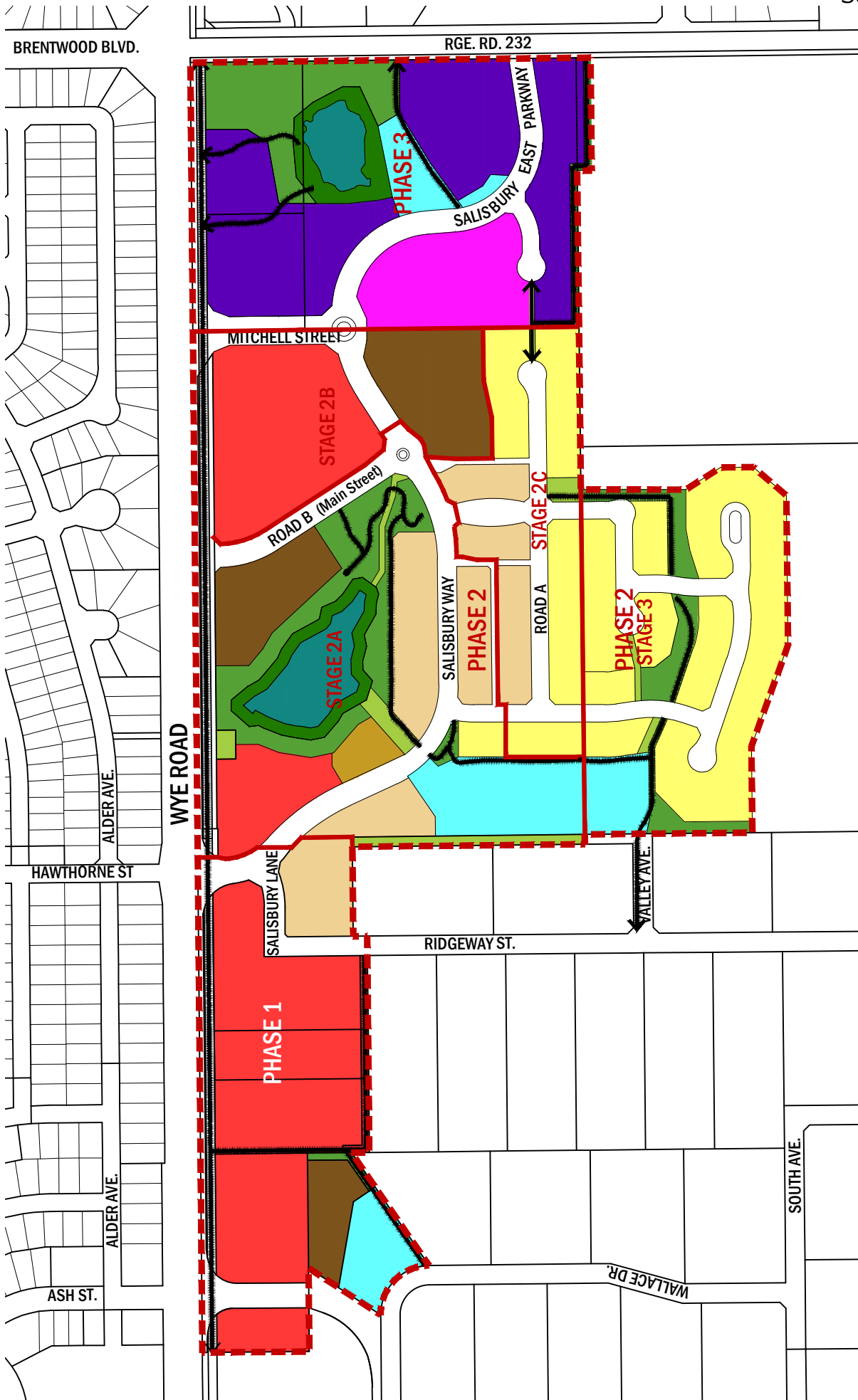
Read a second time this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Read a third time and finally passed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Director, Legislative and Legal Services

Date Signed: \_\_\_\_\_

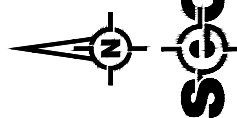


**LEGEND**

- Low Density Residential
- Medium Density - Semi / Townhouse
- Flex Site
- High Density Residential
- Commercial
- Business Park Office
- Mixed Business Park
- Public Utility Lot
- Park / Open Space
- Environmental Reserve

- Stormwater Management Facility
- Crown Claimed Wetland
- Swing Site
- Pedestrian Linkage
- Salisburi Village ASP Boundary

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**DEVELOPMENT CONCEPT**

N.T.S.

**FIGURE 4**

**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.

"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 UV<sub>4</sub> – 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 R<sub>2A</sub> – Semi-Detached Residential. The remaining units within Phase 2, Stage 3 will utilize the R<sub>1C</sub> – Single Detached Residential C District. Both districts are listed in Land Use Bylaw 6-2015.

## 2.4.2 Medium Density Residential – Semi-Detached/Townhouse

Seven sites are designated for Medium Density Residential -Semi-Detached / Townhouse land use. These sites may accommodate fee simple semi-detached and/or townhouse units or they may be condominium style. 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. 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 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.

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

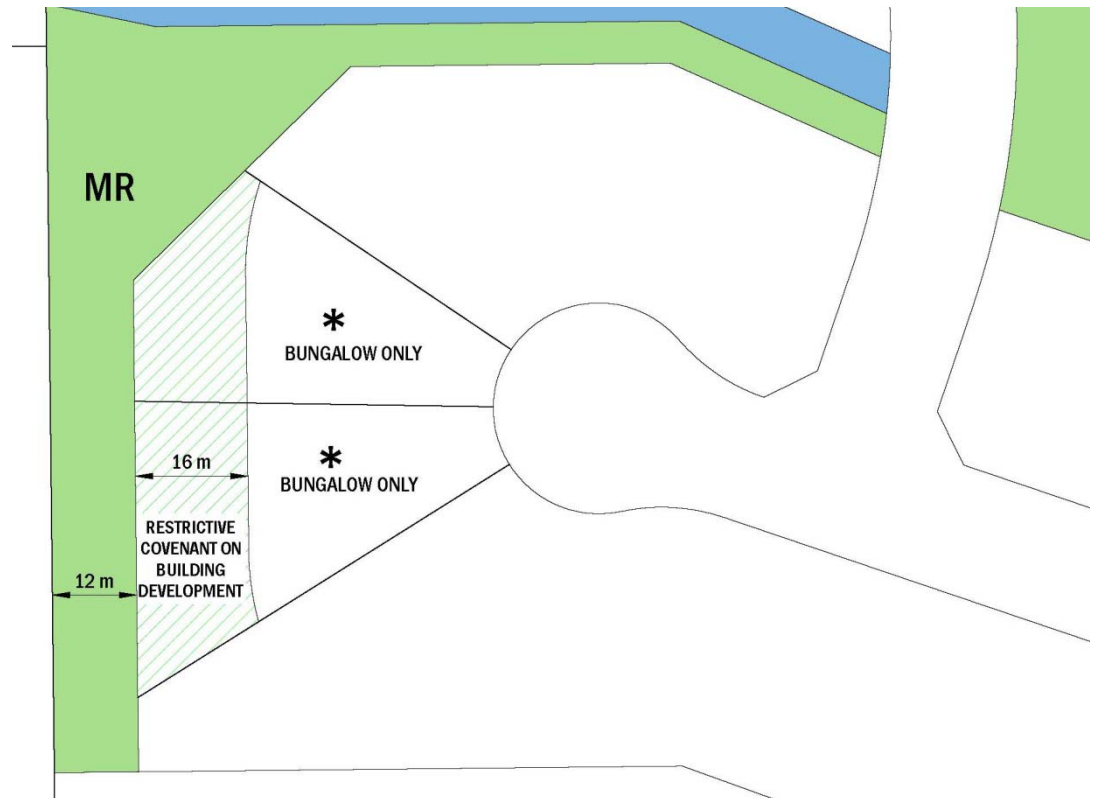
#### 2.4.4 High Density Residential

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 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.



- Medium Density Residential sites, excluding semi-detached units, should provide pedestrian linkage to nearby neighbourhood pathways and bus stops.
- Medium Density Residential developments shall be designed having regard for building massing and human scale architecture.
- Medium Density Residential buildings on the Main Street in Phase 2 shall be sited, where possible, parallel to the road right-of-way to support an attractive public and pedestrian realm.
- Medium Density Residential development, excluding semi-detached units, shall provide private amenity space, and this space may include any outdoor or screened area accessible and usable to all tenants including a park, garden, deck, patio, etc.

## 2.5 Commercial

Phase 1, 2 and 3 all have commercial elements to a varying degree. Commercial land uses are located along the majority of Wye Road in Phase 1 and 2. Visibility along this transportation corridor provides opportunities for both large and small format commercial land uses. These buildings also provide separation from Wye Road for residential uses located to the south. The commercial land use extends south along the west side of Mitchell Street to the intersection of Salisbury Way.

### Phase 1

The majority of the land in Phase 1 is designated for a mix of large and small format commercial use. Phase 1 is the primary commercial hub of Salisbury Village. It provides a full range of shops and services for residents in Salisbury Village and the surrounding area. Phase 1 already includes a hardware store, pharmacy, banks and a variety of restaurants.

**Table 2: Phase 2 Land Use Statistics**

Land Uses	Ha	%	Units	%	Pop.	%
<b>GROSS AREA</b>	<b>28.43</b>					
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					
<b>GROSS DEVELOPABLE AREA</b>	<b>25.94</b>					
<b>LAND USES</b>						
Municipal Reserve	2.64	10.2%				
Stormwater Management Facility	2.32	8.9%				
Circulation	4.89	18.9%				
Commercial	3.52	13.6%				
<b>SUBTOTAL – LAND USES</b>	<b>13.37</b>	<b>51.5%</b>				
<b>RESIDENTIAL</b>						
Low Density Residential	5.96	23.0%	149	23.3%	432	29.1%
Medium Density - Semi/ Townhouse	3.94	15.2%	157	24.6%	455	30.6%
Flex Site	0.27	1.0%	33	5.2%	59	4.0%
High Density Residential	2.40	9.3%	300	46.9%	540	36.3%
<b>SUBTOTAL - RESIDENTIAL</b>	<b>12.57</b>	<b>48.5%</b>	<b>639</b>	<b>100.0%</b>	<b>1,486</b>	<b>100.0%</b>

**Capital Region Board 50.8 upnha**

Residential Density

Low Density Residential	25 units / hectares
Medium Density - Semi/ Townhouse	40 units / hectares
Medium Density - Townhouse	60 units / hectares
Flex Site	125 units / hectares
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 4: Overall Land Use Statistics**

Land Uses	Ha	%	Units	%	Pop.	%
<b>GROSS AREA</b>	<b>48.54</b>					
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					
<b>GROSS DEVELOPABLE AREA</b>	<b>43.82</b>					
<b>LAND USES</b>						
Municipal Reserve	4.20	9.6%				
Stormwater Management Facility	3.76	8.6%				
Circulation	7.17	16.3%				
Commercial	8.44	19.3%				
Business Park Office	4.81	11.0%				
Mixed Business Park	0.69	1.6%				
<b>SUBTOTAL – LAND USES</b>	<b>29.07</b>	<b>66.4%</b>				
<b>RESIDENTIAL</b>						
Low Density Residential	5.96	13.6%	149	18.3%	432	23.1%
Medium Density - Semi/ Townhouse	4.65	10.6%	186	22.8%	539	28.8%
Medium Density - Townhouse	0.54	1.2%	32	3.9%	92	4.9%
Flex Site	0.27	0.6%	33	4.0%	59	3.2%
High Density Residential	3.33	7.6%	416	51.0%	748	40.0%
<b>SUBTOTAL - RESIDENTIAL</b>	<b>14.75</b>	<b>33.6%</b>	<b>816</b>	<b>100.0%</b>	<b>1,870</b>	<b>100.0%</b>

**Capital Region Board 55.3 upnha**

Residential Density

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

