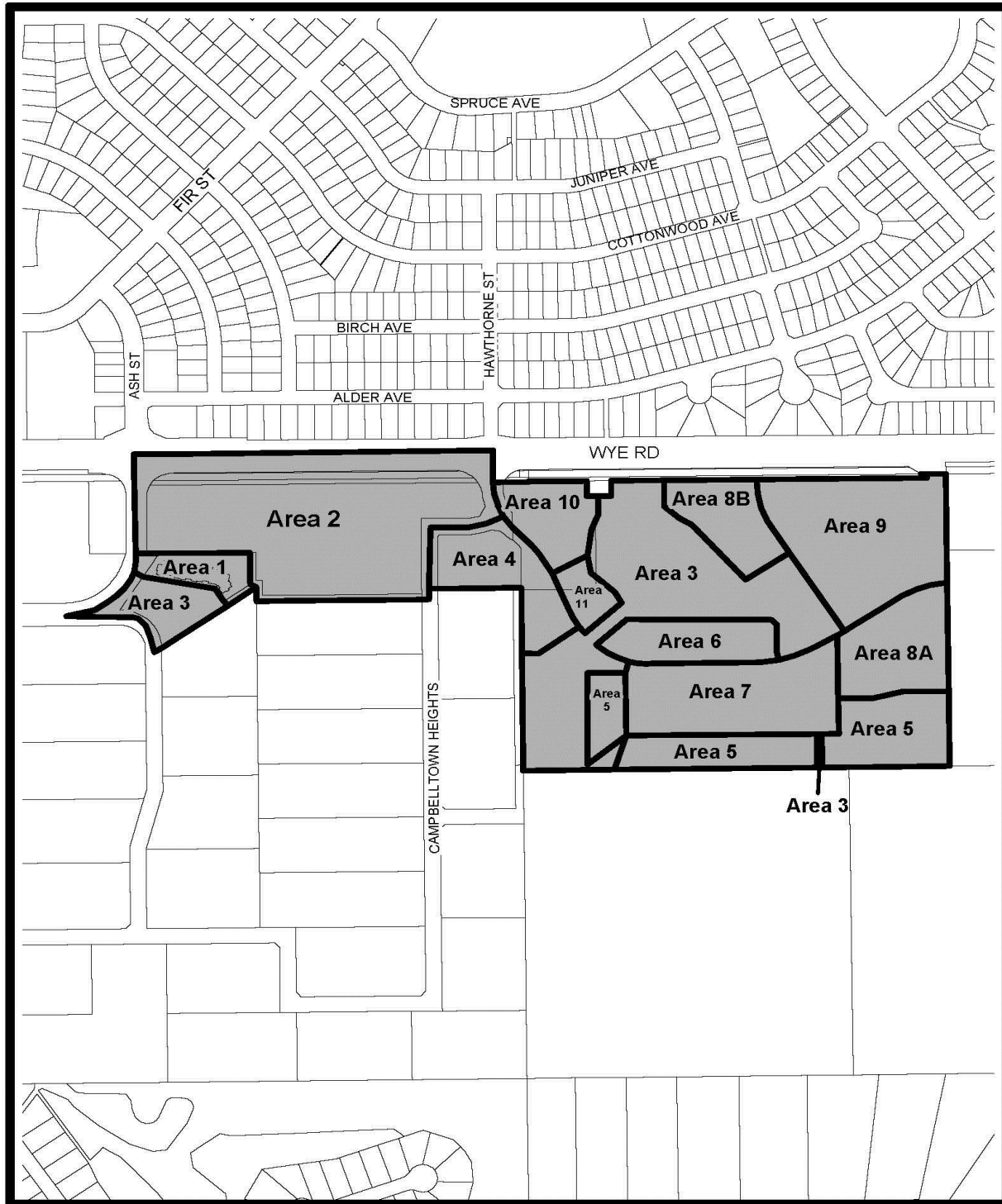


SALISBURY VILLAGE



6.7. Area 6 – Medium Density Residential - Townhouse

6.7.1. Purpose

The purpose of Area 6 is medium density residential uses in the form of planned semi-detached and townhousing sites and apartment housing. All semi-detached housing, townhousing or apartment units abutting a public roadway shall be street-oriented to reinforce the area's 'urban village' character. Units may also be oriented to face the Area 3 public open space.

6.7.2. Uses

Apartment housing
Home Business, Minor*
Town housing
Residential sales centre*
Semi-detached housing

6.7.3. Development Regulations

- a. Setbacks
 - i. The building setbacks are illustrated on Attachment "B" - Area 6 Site Plan.
 - ii. The minimum building setback is 4.5 m along Salisbury Way.
 - iii. The minimum side yard setback is 3.0 m.
 - iv. The minimum rear yard setback is 3.0 m.
- b. Building Heights
 - i. The maximum heights for principal buildings shall be 12.0 m.
- c. Site Coverage
 - i. The maximum site coverage is 50%.
- d. Density
 - i. The minimum density is 45 35 units per hectare.
 - ii. The maximum density is 60 units per hectare.
- e. Parking
 - i. Apartments shall provide resident parking internal to the building by use of underground parking.
- f. Accessory Buildings
 - ii. Accessory structures shall conform to the architectural design and finish of the principal building.
- g. Urban and Site Design
 - i. Semi-detached housing, Town House or Apartment housing shall be sited to the greatest extent possible fronting Salisbury Way to reinforce street-oriented character of the area;
 - ii. Semi-detached housing and Town House units shall have a front door entrance located on the building's façade for units located along Salisbury Way;
 - iii. Semi-detached housing, Town House units or Apartment housing with a building façade oriented toward the Municipal Reserve area shall provide:

- visually interesting architectural enhancements; appropriate glazing to support opportunity for providing “eyes on the park”; and, allow for walkout access from Town Housing units to the trails system; and,
- iv. Contemporary architectural design is required in Phase 2.

AREA 6 SITE PLAN

ATTACHMENT "B"
Page 8 of 14

