

Township of
Langley



Est. 1873

NEIGHBOURHOOD PLAN

WALNUT GROVE

STAGE 1

WALNUT GROVE STAGE ONE CONTROL PLAN

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Revised Stage 1 Neighbourhood Control Plan adopted by resolution to reflect Walnut Grove Community Plan Bylaw 3536, adopted May 6, 1996.

WALNUT GROVE STAGE ONE CONTROL PLAN

A. Introduction

The Walnut Grove community is a major urban growth area within the Township of Langley, which will have a population approaching 20,000 persons when fully developed. With the adoption of the Walnut Grove Community Plan in 1979, the development concept (Map 1) provides for a balanced, self-contained community having a predominantly residential base with supporting commercial, recreational and institutional facilities and nearby employment opportunities. The Community Plan consists of a Town Center and seven residential neighbourhoods, of which the Stage 1 Area forms the most westerly neighbourhood (Map 2).

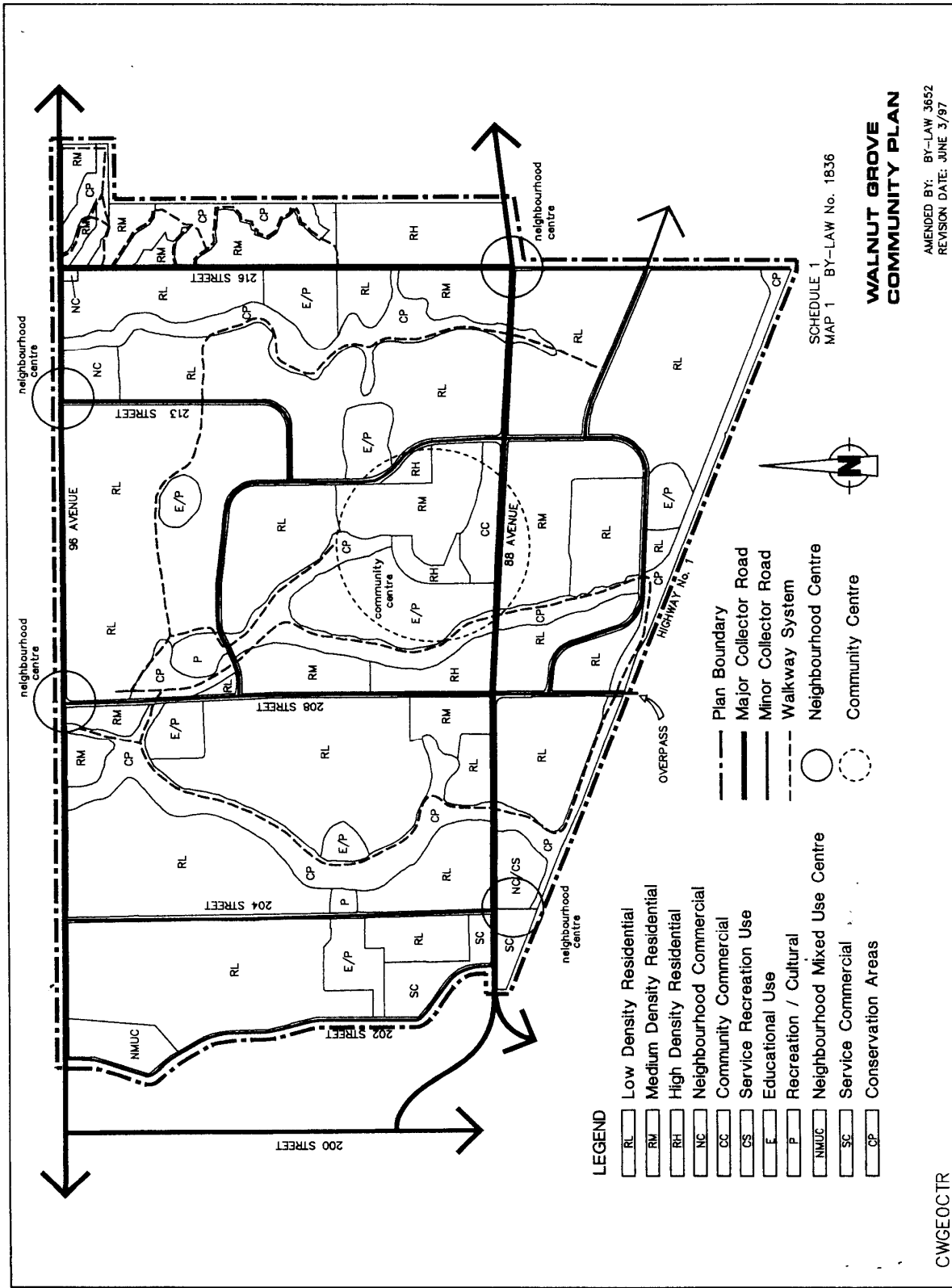
This document constitutes the Control Plan for the Stage 1 area. It is intended to guide the orderly development of the remaining undeveloped portion of this predominantly residential neighbourhood, in accordance with the stated objectives of the Community Plan. The Control Plan provides a development concept, a preliminary street plan, service requirements and development guidelines for the undeveloped lands located west of 204 Street. The Plan is intended to be sufficiently flexible to allow some adjustments, provided they conform with the intent of the Plan.

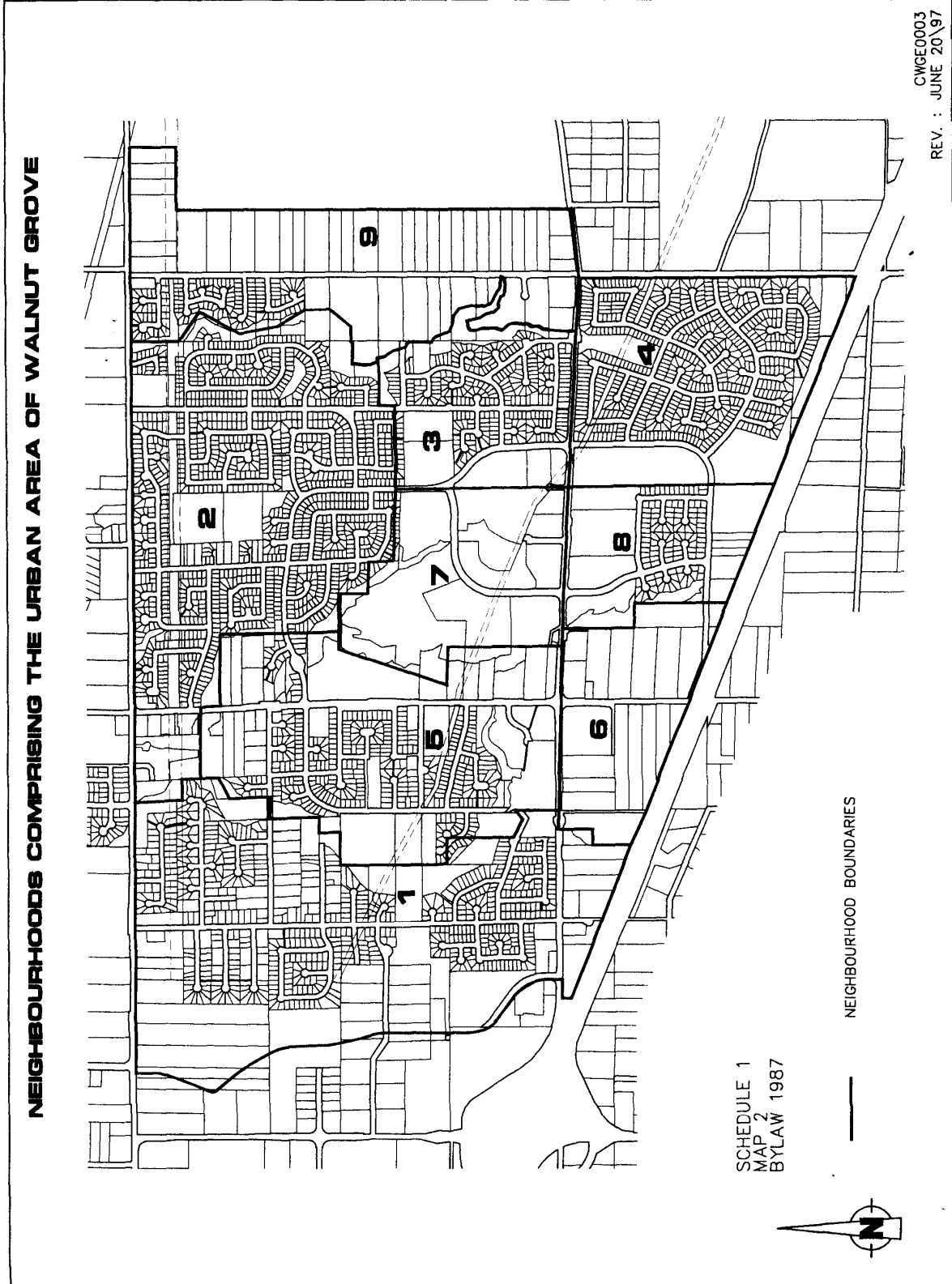
B. Development Concept

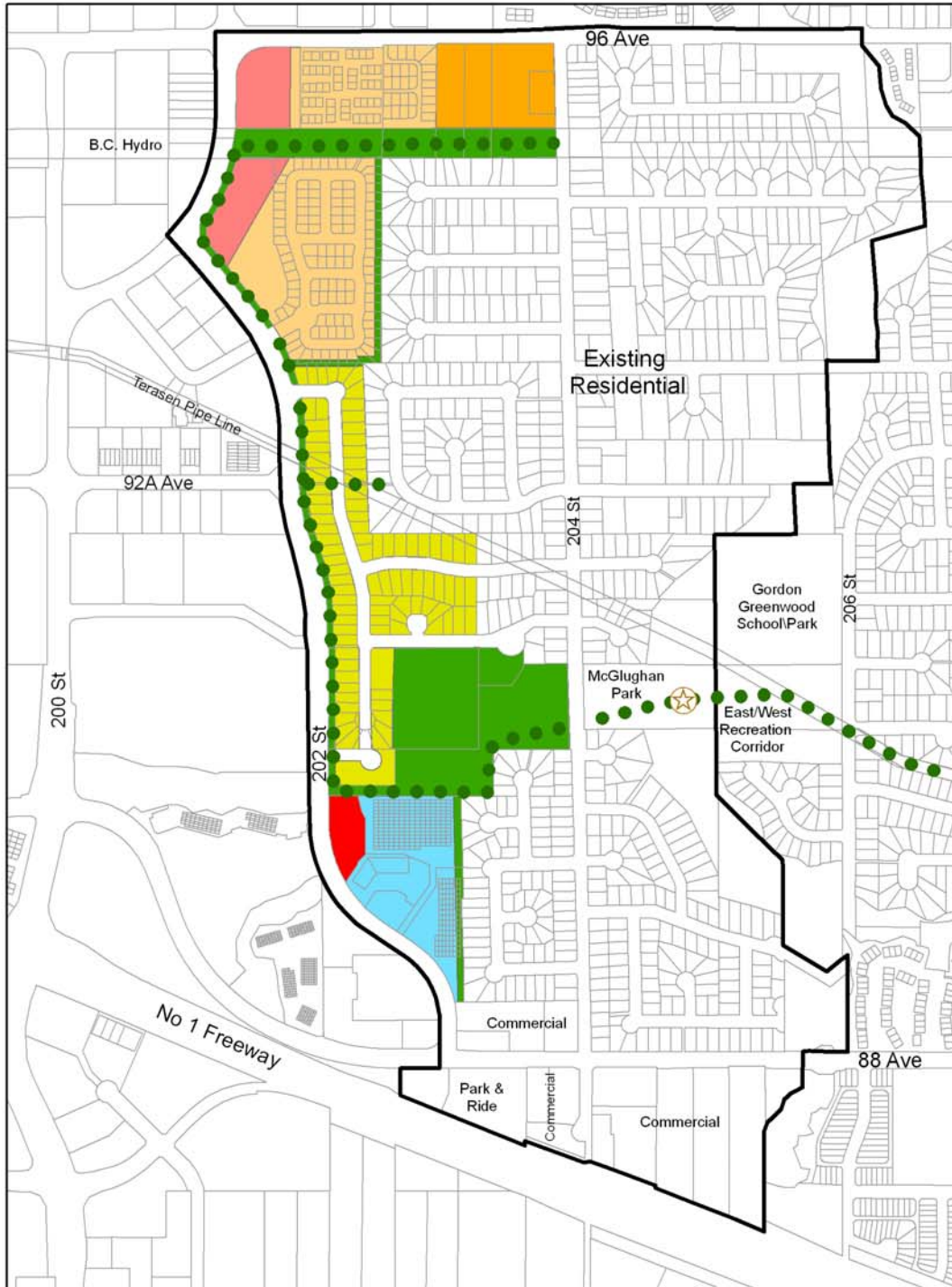
The overall development concept for the Stage 1 area is shown on Map 3, with the associated development area calculations outlined in Table 1. Approximately two thirds of the area is currently developed. Although this area may have some additional development potential, the focus of the Control Plan is the 35.6 ha (87.9 acres) of undeveloped land, located between 202 and 204 streets.

Table 1: Stage 1 Development Concept Calculations











Development Area	Land Area			Number of Units	Estimated Population
	(ha)	(acres)	% of Total		
A. Existing Development Area	74.3	183.6	67.4%	627	2,069
B. Proposed Designated Areas:					
1. School, Park, Buffer, Conservation	9.2	22.8	8.3%		
2. Comprehensive Development	12.4	30.7	11.3%	307	705
3. Single Family Residential	6.2	15.3	5.6%	69	228
4. Service Commercial	4.9	12.1	4.5%		
5. Neighbourhood Mixed Use Centre:					
a. Neighbourhood Commercial/Residential	1.2	3.0	1.1	76	175
b. Institutional	2.0	5.0	1.8		
C. TOTAL	110.2	272.5	100%	1,079	3,177







Legend

- | | | | |
|---|--|---|--------------------------|
|  | Single Family Residential |  | Trail |
|  | Comprehensive Development |  | Proposed Bridge Crossing |
|  | Medium Density (Max 18 units / acre) |  | Boundary Stage 1 |
|  | Neighbourhood Mixed Use Centre | | |
|  | Service Commercial | | |
|  | Institutional/ Comprehensive Development | | |
|  | School/Park/Buffer/Conservation | | |

Walnut Grove Stage 1
 Neighbourhood Control Plan
 Development Concept

Map 3

The design principles and policies of the Control Plan are outlined below:

1. School-Neighbourhood Park/East-West Recreation Corridor/Buffer

a. Elementary School-Neighbourhood Park

The designated elementary school and neighbourhood park, on the west side of 204 Street, provide the major focal point for residential neighbourhood activity. The future elementary school will accommodate the Stage 1 area and part of the residential area north of 96 Avenue. A neighbourhood park is designated adjacent to the school site to complement the school use and meet the park needs of the Stage 1 residents.

b. East-West Recreation Corridor

The east/west recreation corridor is part of a future linear open space system planned to provide a major pedestrian/bicycle trail from 216 Street in the east to 200 Street in the west. The recreation corridor currently links Forest Hills Park, the Town Center, the Walnut Grove Secondary School, community park and the future recreation center, Gordon Greenwood Elementary School and Neighbourhood Park and McClughan Park. The Stage 1 Plan extends the corridor to 202 Street and provides a link to the designated school site/neighbourhood park on the west side of 204 Street. The development concept shows an approximate alignment for the recreation corridor. Connections to the corridor, from new residential areas, will be reviewed at the subdivision stage.

Implementation of the recreation corridor will require a bridge crossing over Yorkson Creek, to connect the Stage 1 Neighbourhood with the rest of Walnut Grove. The Control Plan provides for approximately the same cost charges as in the Stage 5 Control Plan, to assist in the construction of this bridge crossing, as part of the servicing requirements for all new residential development within the neighbourhood.

c. Buffer

202 Street will physically separate the future Light Industrial lands on the west side of this arterial road from the designated residential area to the east.

A landscaped buffer is included on the east side of 202 Street, to further separate these uses and reduce the impact of the arterial on adjacent residential uses. The width of the buffer strip will be 10 metres, to permit adequate buffering through attractive landscaping. The buffer will also include a pathway connecting with the future open space system in the area. A conceptual cross section of the buffer is shown on Figure 1.

A landscaped buffer will be required between the designated Service Commercial lands in the south west part of the Stage 1 area and the adjacent residential area to the east. The details of the buffer will be considered as part of the development permit review process, prior to development of the commercial land.

2. Comprehensive Development Area

In order to encourage a broad social mix within Stage 1 and to accommodate a variety of lifestyles, consideration will be given to low density comprehensive development, at the following locations:

- a. West of 204 Street, south of 96 Avenue and north of the existing single family development.

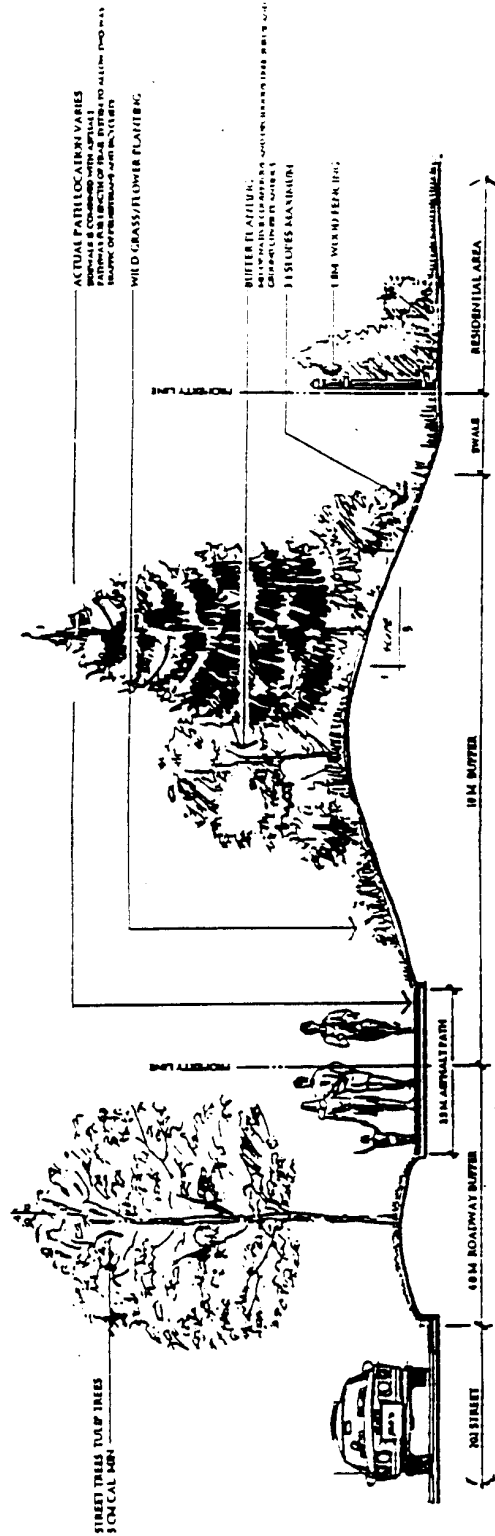
Comprehensive residential development will be separated from the existing single family subdivision to the south by the B. C. Hydro corridor. Residential development may include cluster, semi-detached or town housing, to complement the existing comprehensive residential development north of 96 Avenue.

The maximum density on this site shall be 24.7 units/ha (10 units/acre). If the Hydro corridor is dedicated and developed as a linear park and walkway, the dedicated area may be included in the calculation of the remaining site density.

- b. South of the B. C. Hydro corridor and between the existing single family development and the designated Neighbourhood Mixed Use Centre.

The maximum density on this site shall be 24.7 units/ha (10 units/acre). Building height and buffering of future residential development on the subject lands shall be compatible with adjacent residential uses.

FIGURE 1



BUFFER BETWEEN RESIDENTIAL AND 202 STREET

The comprehensive development areas will be designated development permit areas, to provide Council and the public an opportunity to review the form and character of future development.

3. Single Family Residential Area

A Single Family Residential area has been designated to the west and north of the proposed school/park and complements the existing residential development to the east. Subdivision will be permitted within this area in accordance with the following formula:

50% of lots - 650 m² (7,000 sq. ft.)

25% of lots - 557.4 m² (6,000 sq. ft.)

25% of lots - 464.4 m² (5,000 sq. ft.)

The 650 m² (7,000 sq. ft.) lots must have a frontage of 18.25 metres (60 feet), while the smaller lots must have a 15.25-metre (50-foot) frontage. The design of the subdivision must ensure lots located adjacent to existing 650 m² (7,000 sq. ft.) residential subdivision have a minimum size of 650 m². The Residential Zone R 1C permits the mix of lot sizes proposed by the formula.

4. Service Commercial

The designated Service Commercial area, along the east side of 202 Street, complements the existing commercial developments to the south and east. However, given the location of this area adjacent to the proposed residential and school uses to the north and the existing residential area to the east, residential uses and densities that are compatible to adjacent land uses may also be considered.

The Service Commercial area is designated a mandatory development permit area, to allow Council the opportunity to review the form and character of future development and ensure that it is sensitive to adjacent residential subdivision.

5. Neighbourhood Mixed Use Centre

The Neighbourhood Mixed Use Centre is located southeast of 96 Avenue and 202 Street. This area is intended to accommodate a comprehensively designed neighbourhood commercial/residential and institutional development, compatible with the neighbourhood.

The Neighbourhood Mixed Use Centre shall:

- not exceed a net site area of 1.2 ha (3 acres) for commercial/residential use. The commercial/residential use shall be restricted to the area located north of the B. C. Hydro right-of-way;
- not exceed a maximum of 2,323m² (25,000 sq. ft.) of commercial floor space, with no one commercial use exceeding 450m² (4,844 sq. ft.) in gross floor area;
- not contain more than 60 residential units (in addition to the commercial floor space) which may be either apartment or townhouse type units located above permitted commercial uses or freestanding. Additional residential units may be permitted on a site on the basis of one additional residential unit for each 139m² (1,500 sq. ft.) of commercial floorspace not constructed (that would otherwise have been allowed);
- not exceed a maximum of 3 stories in height; and
- accommodate institutional uses that are compatible with the residential neighbourhood and be restricted to the area located south of the B. C. Hydro right-of-way.

Development proposals in the Neighbourhood Mixed Use Centre shall be accompanied by a development permit application, detailing form, character and landscaping matters. The design of each development shall complement the character of the neighbourhood it serves and provide adequate, well designed off-street parking, loading and service areas.

5A. Institutional/Comprehensive Development

- 3806 The Institutional/Comprehensive Development land use designation indicates areas
- 21/12/98 where P-1 Civic Institutional uses including multi-level seniors' care facilities and related seniors' uses may be located. The land use designation also indicates areas where commercial, institutional or residential uses may be located subject to the provisions of a site specific comprehensive development rezoning bylaw being adopted for the site. All lands designated "Institutional/Comprehensive Development" shall be subject to issuance of a Development Permit either at the rezoning stage or prior to issuance of a building permit.

6. Road and Utility Services

a. Roads

The 202 Street arterial will provide additional access to Stage 1 and serve as a major access route for traffic to 200 Street and the 200 Street interchange. A road allowance varying from 25 metres to 33 metres for 202 Street will accommodate two lanes of traffic in each direction, left turn lanes, boulevards and a median. Medians will be landscaped to enhance the appearance of the area. Traffic signals will be installed at the intersections of 202 Street with 92A and 96 Avenues, as and when warranted by traffic volumes.

A three-metre dedication will be required from properties fronting 96 Avenue and, at the intersection with 202 Street, up to a six-metre dedication will be required.

The upgrading of 96 Avenue and construction of 202 Street will be the responsibility of the Township of Langley through the development cost charge program. The upgrading of the remaining portion of 88 Avenue will be cost shared between the Township of Langley and the Ministry of Highways and Transportation. All other roads will be the responsibility of developers to construct through the subdivision process. Minor variations to the road layout will be permitted based upon detailed subdivision and contour information. Developers are encouraged to co-ordinate subdivision submissions with adjacent property owners.

202A Street is a minor collector road, with an ultimate pavement width not exceeding 11 metres (36 feet). Local streets will have an ultimate pavement not exceeding 8.6 metres (28 feet). An 18-metre (60 foot) road allowance will be required for roads terminating in a cul-de-sac and a 20-metre (66 foot) road allowance will be required for local through roads.

91A Avenue, between 202 Street and 202A Street, will be closed to traffic but will be retained as a utility corridor.

All roads will be constructed in accordance with the Subdivision and Development Control Bylaw. Street trees and boulevard treatment will also be required.

b. Water

A 250 mm watermain will be installed in the 202 Street alignment, as a development cost charge service. Local extensions from the water system will be the responsibility of developers at the time their land is subdivided and serviced. Local water mains shall have a minimum 150 mm or 200 mm diameter, as determined by fire flow requirements.

c. Sanitary Sewage

A 600 mm sewer will be installed in the 202 Street alignment, as a development cost charge service. Local sanitary sewer extensions within Stage 1 will be the responsibility of local developers.

d. Storm Drainage

All storm water from future development of Stage 1 will be channelled through a detention pond west of 202 Street, north of 88 Avenue. The detention pond will be secured by the Township. An adequately sized storm sewer will be provided in the 202 Street alignment, through the development cost charge program. Storm sewer extensions to new subdivisions within Stage 1 will be the responsibility of local developers.

ADDENDUM TO WALNUT GROVE STAGE 1 NEIGHBOURHOOD PLAN

Within the area outlined on the Map shown below, family oriented residential rezonings are subject to the availability of elementary school capacity. This approach is consistent with the Township's review of a mixed use proposal within the subject area, by Taylor Ventures Ltd. and is discussed in Report # 96-15, received by Council on February 12, 1996.

Consistent with the above approach, adult oriented residential rezonings may be considered prior to the availability of an elementary school within the Stage 1 area. In such cases, the Township will ensure that, at the rezoning/development permit stage, the design and nature of the proposed development is supportive of adult oriented housing.

