

Township of
Langley



Est. 1873

NEIGHBOURHOOD PLAN

WALNUT GROVE

STAGE 3

WALNUT GROVE STAGE 3

WALNUT GROVE NEIGHBOURHOOD 4 NEIGHBOURHOOD CONTROL PLAN

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ADOPTED BY COUNCIL RESOLUTION dd

Section 1 - INTRODUCTION

The Walnut Grove Community is a self-contained development area encompassing approximately 550 hectares in the northwest sector of the Township of Langley. The Community extends from 204th Street on the west to 216th Street on the east, and from the Trans-Canada Highway on the south to 96th Avenue on the north.

The achievement of the Walnut Grove Community is occurring in stages, and the development process is coordinated by a Community Plan. The Plan establishes goals and objectives to guide future decision making as the community building process occurs. A total of eight neighbourhoods are proposed, seven of which are residential neighbourhoods and the eighth a community services neighbourhood.

The neighborhoods outlined in the Community Plan are the basis for the staging of development, which is to occur in the following sequence:

Neighbourhood	1
Neighbourhood	2
Neighbourhood	4
Neighbourhood	3
Neighbourhood	5
Neighbourhood	6
Neighbourhood	8

(Neighbourhood 7, providing Community Services, is to be developed as and when such services are required.)

Development to date has been occurring in Neighbourhoods 1 and 2.

The Community Plan provides for detailed Neighbourhood Control Plans to be prepared prior to the development of each neighbourhood. This document is the Control Plan for Neighbourhood 4.

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Neighbourhood 4 Control Plan

MAP 1 to Bylaw 1836
Walnut Grove Community Plan

Section 2 - PHYSICAL ANALYSIS

1. - LOCATION

Neighbourhood 4 is located in the southeastern quadrant of the Walnut Grove Community. The neighbourhood is defined by the Trans Canada Highway on the south, 88th Avenue on the north, 216th Street on the east, and the alignment of 212th Street on the west. The neighbourhood contains approximately 68 hectares (168 acres) of land.

2. - PROPERTY OWNERSHIP PATTERN

Neighbourhood 4 is comprised of 10 parcels of land. the largest parcel, owned by Genstar Corporation, contains 61.4 hectares (152 acres) and constitutes 90% of the land within the neighbourhood. The remaining 9 parcels contain 6.6 hectares (16 acres). Six of the remaining parcels are owned by the Provincial Government.

The Genstar property is vacant land with no existing dwellings. Residences exist on those remaining parcels to the south, which front on 216th Street. Five of the smaller properties have no access, as they are residuals from larger parcels bisected by the Trans Canada Highway alignment and are owned by the Provincial Government. Access to these lands will be provided in the course of development of Neighbourhood 4.

3. - NATURAL FEATURES

Neighbourhood 4 is at the highest elevation in the Walnut Grove Community. Ground elevations of approximately 240 feet are found in the southwest and southeast quadrants of the neighbourhood. From these points, the land slopes gently to the north and southeast, at an average slope of 3%. The steepest slopes within the neighbourhood are 9%. Consequently, the topography imposes few constraints on development, yet provides the opportunity to utilize slopes to the best advantage, in order to create pleasant streetscapes and desirable orientation of lot.

The headwaters of East Munday Creek are within Neighbourhood 4. A stream preservation area on either side of this waterway is required.

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MAP 2 - EXISTING FEATURES

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MAP 3 - WATER DISTRIBUTION SYSTEM (D.C.C. FUNDED PORTION)

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MAP 4 - SEWAGE COLLECTION SYSTEM (D.C.C. FUNDED PORTION)

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Tree cover over most of the neighbourhood is second or third growth deciduous, forest, with some areas of significant coniferous growth. Selective clearing should be undertaken in the course of development, with the objective of preserving as much as possible of the significant site vegetation.

4. - EXISTING LAND USE

Existing land use is a factor in determining patterns for future growth. Plans for development must prescribe future land uses which are both practical and achievable, based on present conditions.

The constraints imposed by existing land uses in Neighbourhood 4 are minimal, since the vast majority of the area is raw land. Limited residential use and public utility use exist within the neighbourhood, as follows:

Residential Uses are single family homes on acreage parcels. Three such homes exist on properties fronting 216th Street at the southeast extremity of the neighbourhood.

Public Utility uses consist of:

- (1) a right-of-way for an underground oil pipeline, which traverses the northern portion of the neighbourhood from northwest to southeast;
- (2) a water reservoir located on a right-of-way in the southwest quadrant of the Genstar property; and
- (3) a 33 foot wide right-of-way extending north from the reservoir to 88th Avenue, along the western edge of the Genstar property, to accommodate an underground waterline.

The relative absence of existing land uses will assist in the implementation of the Neighbourhood Plan. It should also be noted that the presence of a single large parcel of land provides the opportunity for neighbourhood planning, as roads and future property lines are not constrained by the presence of existing property lines.

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Section 3 - INFRASTRUCTURE

UTILITIES

Water

The water supply for Neighbourhood 4 will be provided via an existing 14" main on 85th Avenue at the western edge of the neighbourhood.

This main will be connected through Neighbourhood 4 to an existing 10" main on 212B Street- at 88th Avenue. An 8" loop along 88th Avenue, 216th Street and the northerly internal east-west road will complete the mainline infrastructure required to service the neighbourhood.

The "Water Distribution" map indicates the major waterlines to be constructed by the Township utilizing Development Cost Charges funds. Local service lines will be installed by the developers of Neighbourhood 4.

Sanitary Sewer

The sewage collection system for Neighbourhood 4 will be serviced from the north, through Neighbourhoods 3 and 2, to the Walnut Grove Pump Station on 96th Avenue. A 24" sewer main is presently installed to the southern limit of Neighbourhood 2, and a right-of-way has been acquired to extend this main through Neighbourhood 3. This main will tie to Neighbourhood 4, adjacent to East Munday Creek.

Within Neighbourhood 4, the sewer main will extend southwards to the proposed northerly collector road, then follow the alignment of the collector road eastwards to the intersection of 216th Street and Telegraph Trail.

Approximately 80% of Neighbourhood 4 can be serviced by gravity to this main. The remaining 20% (being the southeast corner of the neighbourhood) will drain to a small pump station to be located in the extreme southeast corner of the neighbourhood. This station will pump the sewage northwards through a foreman which will connect to the gravity system at Telegraph Trail.

The sewer mains which are to be funded from Development Cost Charges are shown on the "Sewage Collection System" map.

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Storm Sewer

Neighbourhood 4 is divided into three drainage catchment areas:

- (1) The largest portion of the neighbourhood will drain to detention facilities to be located in the vicinity of the area where the East Munday Creek corridor and the pipeline corridor intersect.
- (2) A small area at the north edge of the neighbourhood may not drain to the detention ponds in Neighbourhood 4. This water will be discharged directly into East Munday Creek.
- (3) The southeastern corner of Neighbourhood 4 will drain to a detention pond at the southeast corner of the neighbourhood, and then to stormwater ditches along Highway 401.

The storm drainage system is shown on the "Storm Water Management" map. This map indicates those facilities which are to be constructed utilizing Development Cost Charge funds.

Roads

The neighbourhood will be served by a hierarchy of roads to facilitate both neighbourhood and community traffic movement. The major roads proposed are as follows:

- (1) A connection from 85th Avenue to 212B Street, which will constitute a section of the ring road that will surround the community core.
- (2) An east-west connection from the southern portion of this ring road to 216th Street at Telegraph Trail.
- (3) A second east-west connection from the ring road to a point intersecting (2) near its connection with 216th Street and Telegraph Trail.

Development Cost Charge monies will be utilized to construct items (1) and (3), as well as the portion of (2) required to connect (3) with 216th Street.

Development Cost Charges will also be utilized for upgrading 88th Avenue and 216th Street, adjacent to the neighbourhood.

The major roads to be provided are indicated on the "Roads" map.

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MAP 5 - STORM WATER MANAGEMENT

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MAP 6 - ROADS

Section 4 - EDUCATIONAL CONSIDERATIONS

An existing elementary school, Topham Elementary, is located immediately to the east of Neighbourhood 4, at the southeast corner of the intersection of 88th Avenue and 216th Street.

An additional school site has been identified in the southwest sector of Neighbourhood 4. This is to be a joint school-park site, which will straddle the boundary between Neighbourhood 4 and Neighbourhood 8. The site area consists of 8 acres within Neighbourhood 4, and 8 acres in Neighbourhood 8. The location and extent of this combined site have been agreed upon by the Township and the School District, but the exact configuration of uses within the combined site has not been determined.

The portion of the site lying within Neighbourhood 4 is characterized by extensive tree cover with some large second growth conifers, while the Neighbourhood 8 lands consist of well cleared, level fields.

The integration of park and school facilities at the proposed location reflects the current municipal philosophy of providing economic and effective utilization by siting compatible community facilities adjacent to one another.

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Section 4 - LAND USE AND DESIGN CRITERIA

Neighbourhood 4 of the Walnut Grove 'community is designated in the Community Plan for residential uses within the low and medium density ranges. General design criteria for the neighbourhood are as follows:

RESIDENTIAL CRITERIA

The medium density residential use will constitute the southeast quadrant of a band of medium density which will ultimately surround the core of the Walnut Grove Community. The community core will be located in Neighbourhood 7, immediately to the northwest of Neighbourhood 4.

The low density residential area will comprise some 85% of Neighbourhood 4, extending to the southern and eastern boundaries of the community.

There is a wide variety of housing opportunities available within the two designated density ranges. Some housing types are appropriate for either density designation, as indicated on the chart below.

UNIT TYPE	NET DENSITY IN UNITS PER ACRE
Low Density	
Conventional Single Family	
Compact Single Family	
Cluster Single Family	
Duplex	up to 8
Semi-detached	
Zero Lot Line	
Mobile/Modular Home	
Medium Density	
Compact Single Family	
Zero Lot Line	
Attached Single Family	
Duplex Cluster	6 to 18
Patio or Court Housing	
Townshousing	
Low Rise Multiple	

Section 6 - DEVELOPMENT CONCEPT

Neighbourhood 4 presents a unique opportunity to plan and implement a well structured neighbourhood. Unlike other neighbourhoods, where limited parcel size and multiplicity of ownership act as constraints on implementation, Neighbourhood 4 provides the opportunity to design with the shape of the land. The following principles of contemporary design should be employed to achieve optimum livability in the new neighbourhood:

- (1) The density of development within the neighbourhood will be oriented towards the community core, i.e., higher densities will be located closer to the core.
- (2) A variety of housing types are anticipated for each of the density ranges. This will allow for a broad social mix within the neighbourhood - an important element in creating a community.
- (3) Homes will be grouped to form small enclaves. The sense of neighbourhood that results from this approach has been shown in other areas to significantly reduce the incidence of vandalism and theft.
- (4) The concept employs a hierarchy of roadways. Collector roads will provide efficient movement within the neighbourhood, and local crescents and cul-de-sacs will serve the enclaves of homes.
- (5) Roadways have been designed to fit the shape of the land, following curvilinear alignments, rather than a grid or modified grid pattern. This allows for efficiency in servicing and provides visual interest along each streetscape.

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CONCEPT PLAN NEIGHBOURHOOD 4, WALNUT GROVE

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- 6) An important feature in a neighborhood is its "imagability" - term which describes how an individual perceives his surroundings. If a person can easily perceive the location of various facilities within the neighbourhood, perceive the differences between various residential areas, and move easily through the neighbourhood by car or on foot, then the neighbourhood possesses good imagability. The layout of Neighbourhood 4 has been designed for good imagability.
- (7) The natural features of the land are to be preserved, including the following:
 - The ravine portion of East Munday Creek, lying immediately south of 88th Avenue, is to be reserved as a conservation area.
 - Significant trees within the neighbourhood should be retained. Since the preservation of trees is easier in areas of larger lot sizes, the largest lot size category within the neighbourhood has been applied in the areas of best tree cover.
- (8) The school and park sites are provided in flat upland areas to minimize site preparation costs.
- (9) An integrated school/park philosophy has been incorporated to provide economic and effective utilization of these community facilities.
- (10) The concept provides for pedestrian linkages between the residential enclaves and the various community facilities. Pedestrian circulation is accommodated mainly on sidewalks adjacent to the roads, linked by walkways where necessary. Sidewalks provide a well-lit and easily travelled route for pedestrians at all hours of the day and thus prove to be safer than linkages for pedestrian travel.

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The concept is flexible, since it allows variations in housing type within the framework of the two ranges of density.

The proposed allocations of land uses within the neighbourhood are as follows:

PROPOSED LAND USE ALLOCATIONS		
	Net Acres (Approximate)	%
Residential - low density	94.0	56.0%
Residential - medium density	<u>16.0</u>	<u>9.5</u>
Residential - total	110.0	65.5%
Public utility (water reservoir storm detention sites, etc.)	3.0	2.0%
Municipal Park	7.0	4.5%
Conservation and Buffer Areas	12.0	7.0
Roads - Collector	10.0	6.0
- Local	23.0	14.0
- widening on 88th & 216th	<u>2.0</u>	<u>1.0</u>
Total	167.0	100.0%

The maximum number of dwelling units which may be created in Neighbourhood 4 according to the density categories of the Walnut Grove Community Plan and this Neighbourhood Control Plan are shown in the following table:

MAXIMUM UNITS PERMITTED*		
	Net Acres	Dwelling Units
Low Density - up to 8 du/net acre	93.6	749
Medium Density - up to 18 du/net acre	16.4	<u>295</u>
Maximum total permitted:		1044

(*Based on approximate net acreages)

Section 7 - PROPOSED ZONING

Consistent with the requirements of the Community Plan, the development of Neighbourhood 4 is being initiated through rezoning and subdivision procedures, approved and adopted in the requisite manner. The rezoning procedure provides for community and municipal input at each stage of development of the Walnut Grove Community.

The proposed zoning plan incorporates three zones to accommodate the uses proposed in the land use plan:

R-2 Allows single family lots of 464.5 m² (5,000 sq.ft.) and up. Maximum gross density 15 dwelling units/hectare (6 units/acre).

R-4 Allows single family lots to a minimum size of 371 .6 m² (4,000 sq.ft.) as well as two-family and cluster housing. Maximum gross density is 23 dwelling units/hectare (9 units/acre).

RM-2 Allows multiple family uses such as townhouses, patio homes, stacked townhouses, and low rise multiple housing up to a gross density of 44 dwelling units/hectare (18 units/acre).

Explanation of Zoning Proposed for Low Density Lands

The intention in the low density portion of Neighbourhood 4 is to vary the lot sizes to provide a range. The Genstar Development Company have committed to an average lot size of 6,000 sq. ft. in the R-2 zone and 5,300 sq. ft. in the R-4 zone. Single family dwellings will be required to meet design standards to ensure quality development.

Explanation of Zoning Proposed for Medium Density Lands

The permitted gross density range of Medium Density Residential use is 6 to 18 dwelling units per acre. The subject lands are designated medium density to provide higher residential density close to the proposed commercial core and will provide for a mix of housing types. The RM lands within Neighbourhood 4 are owned by Genstar. Medium density development will be required to meet design standards.

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Explanation of Zoning Proposed for Lands Designated for Public Use

The park, water reservoir site, detention ponds and conservation areas will be designated as Civic Institutional District (P-I). The park and storm detention land will be acquired by the Township prior to adopting bylaws that zone Neighbourhood 4 for urban uses.

Summary of Proposed Zoning

The Township of Langley will develop the services required for a first phase of Neighbourhood 4 only. The phasing plan shown as map 9 of this report will regulate the development of services; the Township at this time has made no commitment to develop services beyond the first phase. The Genstar lands will be zoned and designated Residential Service level 4. Development of land will not be permitted until Township water, sanitary sewer, urban roads, and storm drainage are available. The properties to the south of Genstar lands and in Neighbourhood 4 will be considered for rezoning to urban uses when services are available and development constraints have been resolved.

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PROPOSED ZONING - NEIGHBOURHOOD 4, WALNUT GROVE

Section 8 - REQUIREMENTS OF OTHER AGENCIES

The lands in Neighbourhood 4 are excluded from the Agricultural Land Reserve and accordingly the Land Commission is not required to be a party to the development process.

The lands in Neighbourhood 4 are not within a 1/2 mile radius of an existing point of access to Highway 401, so Ministry of Highways approval should not be required. The Ministry is, however, contemplating plans for a possible future connection at 216th Street. This proposal has been accommodated in the Land Use Plan in the form of an increased width for the 216th Street right-of-way, as well as land being reserved for the proposed access routes.

East Munday Creek has been described as an environmentally sensitive area. Preliminary design work on stormwater facilities has been submitted to and, approved in principle, by both Provincial and Federal agencies.

Trans-Mountain Oil, owners of the underground oil pipeline which crosses the neighbourhood, will be involved in approving road crossings of the pipeline right-of-way and any encroachment or use within the right-of-way.

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MAP 9 - PHASING