

Township of
Langley



Est. 1873

NEIGHBOURHOOD PLAN

WALNUT GROVE

STAGE 7

**WALNUT GROVE STAGE 7
NEIGHBOURHOOD CONTROL PLAN**

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Amended November 1989

Section I - Introduction

Walnut Grove is a developing residential community in the northwestern portion of the Township of Langley, bordered by the Trans Canada Highway, 96 Avenue, 204 Street and 216 Street. Walnut Grove is approximately 550 ha (1357 acres) in area with an estimated 1987 population of 5,740. The area will have a population of approximately 20,700 when fully developed.

The Walnut Grove Community Plan sets out a concept for development of a residential community with associated commercial, institutional and recreational services. The land use plan for Walnut Grove is attached as Map 1. Stage 7 of Walnut Grove is located south of the Town Centre between 88 Avenue and the Trans Canada Highway, east of West Munday Creek and immediately west of Stage 3 (Forest Hills) as shown on Map 2.

The community plan requires the preparation of neighbourhood control plans prior to servicing and development of land to provide guidelines for orderly development, including type and density of land use, general location of schools, parks and open space and general alignment of roads and utility services. Adjustments to neighbourhood control plans are permitted provided they conform to the intent of the plan.

It is important to understand that Stage 7 is not presently serviced by sanitary or storm sewer systems and the Municipality has no intention of extending services to the area at this time. However, developers may apply to proceed with development if they are willing to provide necessary services.

Section 2 - Land Use and Ownership

Stage 7 consists of 18 properties owned by 17 individuals or companies. Lots vary in size from approximately 0.4 ha (1 ac.) to 2.25 ha (5.5 ac.). There are 17 residences in the area and three properties are operated as farms.

Land in Stage 7 rises gently from the ravine of West Munday Creek toward the east and south at an average slope of 3.5%.

Section 3 - Development Concept

Stage 7 is designated for residential development, both single family and multi-family, and an elementary school. Locations of these land uses are shown on Map 3. The following policies apply to development of Stage 7:

1. Multi-family residential areas are located adjacent to 88 Avenue, oriented to the town centre area to the north. Maximum permitted density shall be 44 dwelling units per ha (18 dwelling units per ac.).

2. Multi-family areas have been designated development permit areas to provide guidelines for the form and character of development. The intent of development permit area designation is to provide a high quality of multi-family development. Development permit guidelines will ensure that buildings are compatible with one another in terms of siting and exterior finish and will require landscaping to enhance the appearance of buildings and provide screening from adjacent roads and single family development.
3. Areas identified-for-multi-family uses may also be used for senior citizen housing, intermediate care facilities and nursing homes and institutional uses such as churches and day care centres.
4. Single family residential development shall be located in the southern portion of Stage 7 as shown on Map 3. In areas designated Residential Single Family One a minimum lot size of 930 m² (+10,000 sq. ft.) shall be required. In areas designated Residential Single Family Two the minimum lot size shall be 650 m² (+7,000 sq. ft.).
5. An elementary school shall occupy approximately 3.2 ha (8.0 ac.) in the southeastern portion of Stage 7 as shown on Map 3. This site is adjacent to the neighbourhood park in Stage 3.
6. The ravine of West Munday Creek will be reserved for conservation. Conservation Areas have been designated development permit areas for the protection of the natural environment and the protection of development from hazardous conditions. Creek areas are protected to serve as drainage courses, open space and fish and wildlife habitat and will be dedicated for public use. A walkway will be constructed in the Conservation Area along the eastern side of Munday Creek from 88 Avenue to 85 Avenue.
7. A buffer shall be maintained along the Trans Canada Highway to reduce traffic noise impacts. The buffer shall be established by means of restrictive covenants and deeper lots. Lots abutting the Trans Canada Highway shall be a minimum of 50 m (164.0 ft.) deep. Land owners and developers are encouraged to retain existing vegetation in the highway buffer area or provide berming with appropriate landscape treatment.

**STAGE 7
LAND USE ALLOCATION**

Land Use	Approximate Hectares	Area Acres	Potential Dwelling Units	Potential Population
Residential Multi-Family	10.5	25.9	315	945
Residential Single Family	10.6	26.2	118	378
Elementary School	3.12	8.0		
Conservation Area	<u>2.2</u>	<u>5.4</u>		
	26.5	65.5	433	1323

Section 4 - Services

Services required in Stage 7 are discussed below and are shown conceptually on Maps 4 to 7 and Figures 1 to 3. Locations and dimensions of facilities may vary from those shown in this report after-completion of detailed engineering design. Development cost charge services are the responsibility of the Township of Langley, funded by charges imposed on development. Local services are the responsibility of the developer of the property. In the case of Stage 7, the Municipality will not be providing the development cost charge services at the present time, but will consider proposals from developers to provide the necessary services in order to permit development to proceed in advance of the municipal servicing schedule.

4.1 Roads

88 and 85 Avenues are the only existing roads in Stage 7. Both roads are paved two lane roads with 20 m (66 ft.) wide dedication. New roads to serve Stage 7 are shown on Map 4. 88 Avenue, 85 Avenue and Walnut Grove Drive are development cost charge roads.

88 Avenue will be widened to 26 m through Stage 7 with 3 m required from properties on both sides of the road. This width will accommodate two lanes of traffic in each direction, left turn lanes at Walnut Grove Drive and 210 Street, boulevards and a median. Figure I shows a conceptual design of 88 Avenue and intersections at Walnut Grove Drive and 210 Street while Figure 2 shows typical sections of 88 Avenue. Medians will be landscaped to enhance the appearance of the area. Boulevards along 88 Avenue will also be landscaped. Traffic signals will be installed as traffic warrants at the intersections with Walnut Grove Drive and 210 Street. Access from 88 Avenue to adjacent properties will be permitted on a temporary basis only. In the long term no access from 88 Avenue will be permitted.

85 Avenue will be widened to 25 m with 2.5 m required from properties on both sides. 212 Street, south of 86A Crescent, will be widened and constructed to join 85 Avenue as provided for in the Neighbourhood 4 Control Plan.

Walnut Grove Drive will extend from 88 Avenue to 85 Avenue as shown on Map 4 with a dedication of 26 m for 100 m south of 88 Avenue, then tapering to 24 m.

Local streets include 210 and 211B Streets. 210 Street will connect 88 Avenue and 86A Avenue with a dedication width of 22 m for 100 m south of 88 Avenue, tapering to 20 m. 211B Street will connect 86A Avenue and 85 Avenue with a dedication width of 20 m. All roads will be finished with streetlights and curbs and gutters. Sidewalks shall be provided in accordance with the Subdivision and Development Control Bylaw. Boulevard treatment will also be required.

STAGE 7 - ROAD DEDICATION

Road	Dedication Width
85 Avenue	25 m
88 Avenue	26 m
Walnut Grove Drive	24 m (26 m for 100 m south of 88 Avenue)
210 Street	20 m (22 m for 100 m south of 88 Avenue)
Other Roads	20 m

4.2 Water

Existing development in Stage 7 is served by the community water system with a 500 mm (20 in.) low pressure transmission line along 88 Avenue and a 350 mm (14 in.) water line along 85 Avenue (see Map 5).

The only development cost charge water main required is a 250 mm (10 in.) line along Walnut Grove Drive as shown on Map 5. Local water lines, including a high pressure distribution main along 88 Avenue, will be required to be provided by developers.

Stage 7 is not presently served by the sanitary sewer system. In 1988/89, a sanitary sewer main will be constructed through the Town Centre north of Stage 7 to 88 Avenue. It will be necessary to extend this development cost charge main south as shown on Map 6. Local sewer mains provided by developers will be required to serve all development in Stage 7. As the area west of Walnut Grove Drive will be at a lower elevation than the proposed sanitary sewer main, site specific design is required.

4.3 **Storm Drainage System**

Drainage in Stage 7 is presently controlled by ditches. The development cost charge system is shown on Map 7. Storm water mains along 88 and 85 Avenues will connect to a main along Walnut Grove Drive. Storm water will then flow northward to a detention pond that will be constructed in the Town Centre. Storm water in areas along 88 and 85 Avenues west of Walnut Grove Drive will be discharged into West Munday Creek. Local storm drainage mains will be provided by developers.

4.4 **Hydro, Telephone and Street Lighting**

As required under the Subdivision and Development Control Bylaw, new hydro and telephone lines shall be underground and ornamental street lighting shall be provided by developers. Given the extensive redesign of 88 Avenue, it is recommended that existing hydro lines be relocated underground. In the interim connection to the existing overhead hydro line along 88 Avenue will be by dip service only.

Section 5 - Summary

Development of Stage 7 shall conform to the guidelines of this neighbourhood control plan. Adjustments may be considered provided they conform to the intent of this plan.

Development may only proceed when all required services are available to the site proposed to be developed. As stated previously, the Municipality has no intention of providing the development cost charge road, water, sanitary and storm drainage systems at the present time, but will consider proposals from developers to provide these services to allow development to proceed.