

Township of
Langley



Est. 1873

NEIGHBOURHOOD PLAN

WALNUT GROVE

TOWN CENTRE

WALNUT GROVE TOWN CENTRE

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Adopted by Council on February 15, 1988 (Report 88-87)
Bylaw 2572, adopted by Council on 1988/04/18
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SECTION 1 - INTRODUCTION

The Walnut Grove Community is a major development area located in the northwestern portion of the Township of Langley. It consists of approximately 550 hectares (1,359 acres) of land bordered by 204th Street, 96th Avenue, 216th Street and the Trans Canada Highway. Including residential development in adjacent areas of Northwest Langley the community will have a population of approximately 23,000 people when fully developed.

The Walnut Grove Community Plan sets out a concept for development of a residential community with commercial, institutional and recreational services required by the residents and provides goals, objectives and policies to guide development. The land use plan for Walnut Grove is attached as Map No. 1.

The Walnut Grove Town Centre is bordered on the south by 88th Avenue, on the east by 212th Street and on the north and west by ravines of West Munday Creek. The location of the town centre is shown on Map No. 2. The community plan designates this area for a community centre, incorporating retail service, cultural and recreational and multi-family residential uses.

Most of the town centre is identified as neighbourhood 7 in the community plan. Neighbourhood 7 will be developed when community services are required in the Walnut Grove area. The eastern portion of the town centre area is in Neighbourhood 3. Serviced portions of this neighbourhood are currently available for residential development. Neighbourhood boundaries are shown on Map No. 2.

The community plan provides for the preparation of detailed neighbourhood plans prior to servicing and development of the land. This document constitutes the control plan for the town centre to provide guidelines for orderly development. Adjustments to the control plan are permitted provided they conform to the intent of the plan.

SECTION 2 – LAND USE AND PHYSICAL CHARACTERISTICS

2.1 LAND USE AND OWNERSHIP

Land in the town centre area consists of 22 lots or portions of lots ranging in size from 0.12 hectares (0.3 acres) to almost 8 hectares (19.7 acres). Existing development consists of approximately six single family dwellings and four properties used for farm operations. The remainder of the properties are vacant.

An 18.3 metre wide oil pipeline right-of-way, owned by Trans Mountain Pipe Line Company Ltd., traverses the area and imposes some constraints on development within the right-of-way. No building or overhang is allowed within the right-of-way and road, service or utility lines crossing the right-of-way require permission of the National Energy Board. Trans Mountain must examine plans for parking lots and walkways to assure

safety of the pipeline. Landscaping guidelines prepared by Trans Mountain favour low bush shrubbery to trunked trees. In either case planting must occur no closer than 3 metres from the pipeline with the mature canopy of trees no closer than 1.5 metres. Flower beds and small earth mounds are permitted to break the alignment and site line.

The 22 properties in the area are presently owned by 21 different individuals or companies with only one owner holding two lots.

2.2 PHYSICAL CHARACTERISTICS

Land in the town centre area slopes down from 88th Avenue to the northwest at a grade of 6% and then levels off in the northwestern portion of the site. Much of the land is heavily treed with cleared areas around dwelling sites and where farming has taken place.

SECTION 3 – DEVELOPMENT CONCEPT

The Walnut Grove Community Plan designates the town centre for commercial development, cultural and recreational facilities and multi-family development. Map No. 3 provides a more detailed land use plan for the area.

The Walnut Grove town centre is the area intended for the highest density of development in the Walnut Grove community. Commercial development is proposed to be located along Walnut Grove Drive and along 88th Avenue south of the oil pipeline right-of-way. Higher density multi-family uses will be located adjacent to commercial uses and while lower density multi-family development will be on the periphery of the town centre. An 18.5 hectare (45.7 acre) area of level land is designated for a high school-community park site.

The town centre design includes the following policies:

1. Higher density uses are generally oriented toward the centre of the area. Thus Multi-Family Two development is generally located adjacent to commercial uses and the lower density Multi-Family One development is located on the periphery of the town centre. Due to the conceptual nature of this plan exact locations of facilities and land uses may vary somewhat as the area is developed. Variations and adjustments to this plan are permitted provided they conform to the intent of this plan.
2. Unless otherwise specified in the Community Plan, Residential Multi-family One areas may be developed at densities of 15 to 44 units per to 18 units per acre) while Residential Multi-Family Two areas may be developed at densities of 37 to 62 per hectare (15 to 25 unite per acre).
3. Commercial development in the town centre is intended to provide retail service uses to the Walnut Grove community. The area required for commercial uses in the town centre is based on a standard of 0.425 hectares (1.05 acres) per 1,000 people, resulting in a projection of 9.7 hectares of commercial land for an area population of 23,000. Based pm 40% lot coverage approximately 38,800 M2

- (417,650 square feet) of commercial floor space could be provided.
4. Where commercial uses are located adjacent to residential development, they shall be screened.
 5. Residential development should be screened from adjacent roads and commercial development.
 6. Areas identified for multi-family use may be considered for development of institutional uses such as churches and day care centres, as well as senior citizen housing, intermediate care facilities and nursing homes.
 7. The Community Plan for Walnut Grove will be amended to designate areas of commercial and residential use in the town centre as development permit areas to provide guidelines for the form and character of development. The intent of development permit area designation is to provide a viable community centre through development of attractive, high quality commercial and multi-family residential uses. It is intended that development permit guidelines will ensure that buildings are compatible with one another in terms of siting and exterior finish, that landscaping be required to enhance the appearance of buildings, that walkways be developed in appropriate locations and that signs be compatible with buildings. Front elevations of commercial buildings should be oriented toward the street to integrate commercial uses with adjacent development and to promote pedestrian movement. The mass, siting and design of multi-family residential development in areas adjacent to low density residential uses shall act as a transition between low and higher density residential development.
 8. West of 211B Street the Trans Mountain Pipe Line right-of-way will be preserved as an open space area and corridor for a walkway where possible. Development within the right-of-way shall be in accordance with Trans Mountain Pipe Line Company guidelines (see section 2.1 on Page 1). A typical section of the right-of-way is shown on Figure 1.
 9. Pedestrian walkways and paths are shown in a conceptual manner and are intended to provide access from adjacent residential areas to the commercial development or educational and recreational facilities. Sidewalks will also be required on both sides of all roads in the town centre.
 10. The ravines of West Munday Creek will be reserved for conservation.

WALNUT GROVE TOWN CENTRE
LAND USE ALLOCATION

Land Use	Approximate Area		Percentage of Town Centre	Dwelling Units ²	Popu- Lation ³
	hectares	acres			
Commercial	9.7	24.0	20.5%		
Residential Multi-Family One	6.6	16.3	13.9%	244	732
Residential Multi-Family Two	4.3	10.6	9.1%	266	532
Arterial and Collector Roads	5.1	12.6	10.8%		
Oil Transmission Right-of-Way	1.6	4.0	3.4%		
School-Community Park Site	18.5	45.7	39.1%		
Conservation Area ⁴	1.5	3.7	3.2%		
Total	47.3	116.9	100.0%	510	1264

1. Due to the conceptual nature of this control plan, the area of some of the land uses when established may vary from this estimate.

2. Based on 37 units per hectare for Multi-Family One and 62 units per hectare for Multi-Family Two.

3. Based on 3 persons per unit for Multi-Family One and 2 persons per unit for Multi-Family Two.

4. Does not include ravine areas along the western boundary of the town centre.

SECTION 4 – SERVICES

Services proposed in the town centre area are shown conceptually on Maps 4 to 7 and figures 2 to 7. Location and dimensions of facilities may vary from those shown in this report after completion of detailed engineering design.

4.1 ROADS

88TH Avenue and 212 Street, both of which are paved two lane roads, are the only existing roads in the area. 88th Avenue presently has a 20 metre wide right-of-way while 212th Street has a right-of-way of 24 metres. New roads to serve the area are shown on Map No. 4.

88th Avenue from 208th Street to 212th Street will be widened to 28 metres to

accommodate two lanes of traffic in each direction, left turn lanes at intersections and a median. Access to adjacent streets and properties will be controlled by means of the median with left turn lanes for east bound traffic allowed only at Walnut Grove Drive, 210th Street and 212th Street and for west bound traffic at 212th Street and Walnut Grove Drive. Only right Turns onto and off of 88th Avenue will be allowed at other accesses. Conceptual designs of 88th Avenue and intersecting streets are shown on Figures 2 and 3.

Walnut Grove Drive will connect 88th Avenue to 212th Street as shown on Map No. 4. This street will have a 26 metre wide right-of-way to accommodate two lanes of traffic in each direction and a median at both ends of the street. The designs for the intersections of Walnut Grove Drive with 88th Avenue and 212th Street are shown conceptually on Figures 2 and 4.

210th Street will have a 24 metre right-of-way with a median north of 88th Avenue as shown on Figure 2.

Traffic signals will be installed as traffic warrants at the following intersections:

- 88th Avenue and Walnut Grove Drive
- 88th Avenue and 210th Street
- 88th Avenue and 212th Street
- Walnut Grove Drive and 212th Street

Medians will be landscaped to enhance the appearance of the town centre. Boulevards will also be landscaped to provide a separation between pedestrians on sidewalks and vehicles on streets. Typical sections of 88th Avenue, Walnut Grove Drive, 210th Street and 212th Street showing location and dimensions of roadways, sidewalks, boulevards and medians are provided in Figures 5, 6 and 7.

4.2 WATER SYSTEMS

Water mains presently exist along 88th Avenue (500 mm and 350 mm) and 212th Street (250 mm). A 250 mm trunk main will be extended along Walnut Grove Drive as shown on Map No. 5. Additional water lines will be extended along other streets as development occurs.

4.3 SANITARY SEWER SYSTEMS

The town centre is not presently served by a sanitary sewer trunk line. The existing sanitary trunk sewer on 210th Street north of the town centre will be extended southward as shown on Map No. 6 to transport sewage to the treatment plant located at 201st Street near the Fraser River. Additional sewer lines will be required as development proceeds.

4.4 STORM WATER MANAGEMENT

Storm sewer mains will be installed along 88th Avenue, 212th street and Walnut Grove Drive as shown on Map No. 7 to direct storm water to a detention pond located north of Walnut Grove Drive. The detention pond will be part of the park and can be used for the development of tennis courts. Storm water from 88th Avenue west of Walnut Grove Drive will be discharged into West Munday Creek. Additional storm sewer lines will be required as development proceeds.

4.5 HYDRO, TELEPHONE AND STREETLIGHTING

As required under the Subdivision and Development Control Bylaw 1987 No. 2461 new hydro and telephone lines shall be underground and ornamental street lighting shall be provided. Given the extensive redesign of 88th Avenue, it is recommended that the existing hydro lines be relocated underground. In the interim connection to the existing overhead hydro line along 88th Avenue will be by dip service only.

SECTION 5 – SUMMARY

The Municipality will be proceeding with the design and construction of water, sanitary sewer and storm sewer services to part of the town centre, as well as construction of Walnut Grove Drive and improvement of the intersection of Walnut Grove Drive and 88th Avenue in 1988. Construction of Walnut Grove Drive and 88th Avenue to full width and provision of curbs, gutters, sidewalks and medians will be phased over time. Development of the town centre will conform to the Walnut Grove Town Centre Development Concept, Map No. 3.