

Township of  
Langley



Est. 1873

---

# NEIGHBOURHOOD PLAN

---

**WALNUT GROVE**

**STAGE 5**

**WALNUT GROVE STAGE 5 CONTROL PLAN  
AMENDMENTS**

<b>BYLAW NO./NAME</b>	<b>TEXT/MAP CHANGE</b>	<b>DATE OF ADOPTION</b>
Bylaw 3273 (Parklane Townhouses)	Map 3	February 28, 1994

**WALNUT GROVE STAGE 5  
NEIGHBOURHOOD CONTROL PLAN**

Section 1 - <b>Introduction</b>	1
Section 2 - <b>Land Use and Ownership</b>	1
Section 3 - <b>Development Concept</b>	1
Section 4 - <b>Services</b>	4
Section 5 - <b>Summary</b>	6
Table - <b>Stage 5 - Land Use Allocation</b>	4
Table - <b>Stage 5 - Roads</b>	5
Map 1 - Walnut Grove Community Plan	
Map 2 - Location of Stage 5	
Map 3 - Stage 5 Development Plan	
Map 4 - Road System	
Map 5 - Existing Water System	
Map 6 - Sanitary Sewer System	
Map 7 - Storm Sewer System	

Langley Official Community Plan By-Law, 1979 No. 1842 Amendment Walnut Grove Community Plan By-Law No. 1836 Amendment (Stage 5 Control Plan) Bylaw 1992 No. 3109.

Adopted by Council 27 April 1992.

Schedules "A" and "B" to Bylaw 3109

## **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 1991 population of almost 9,600.

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 5 of Walnut Grove is located west of the Town Centre, north of 88 Avenue and between Yorkson and West Munday Creeks. A designated arterial, 208 Street, bisects the area as shown on Map 2. The projected population for Stage 5 is 3600.

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, location of schools, parks and open space and general alignment of roads and utility services.

## **Section 2 - Land Use and Ownership**

Stage 5 consists of 71 properties owned by 59 individuals or companies. Lots vary in size from approximately 0.2 ha (0.5 acre) to 2 ha (5 acre). Single family residences are the predominant land use in the area. However, a few properties support greenhouse and farm operations. An elementary school is currently under construction on the western boundary of Stage 5 and an additional elementary school site is proposed for the properties abutting the northern boundary. Park use is proposed for properties abutting the school sites.

## **Section 3 - Development Concept**

Stage 5 is designated for residential development, both single family and multi-family. Two elementary school/park sites are included within Stage 5. Land use locations are shown on Map 3. The Neighbourhood Control Plan provides for development as follows:

1. Comprehensive Development sites are located north of 88 Avenue and west of 208 Street. Maximum permitted density for the area shall be 20 dwelling units per hectare (8 dwelling units per acre). The Comprehensive Development designation will provide for a landscaped buffer fronting 88 Avenue and protection of Telegraph Trail as a pedestrian/bicycle trail. A storm water detention facility will also be accommodated within this area. While one comprehensive development for all eight properties involved would be ideal, smaller assemblies for development are more realistically expected.. To allow for the possibility of two or three phases of development (in case the entire assembly cannot be achieved), a municipal road access is shown north of Telegraph Trail to the lots fronting 88 Avenue to avoid additional accesses onto 88 Avenue.

- 2.2** Medium and High Density Multi-Family Residential sites are located north of 88 Avenue and east of 208 Street. Maximum permitted density for the area designated Medium Density Multi-Family Residential shall be 44 dwelling units per hectare (18 units per acre).

Maximum permitted density for the area designated High Density Multi-Family Residential shall be 74 dwelling units per hectare (30 dwelling units per acre) subject to adequate sanitary sewage capacity. In this designation a minimum density of 44 dwelling units per hectare (18 dwelling units per acre) is required. The Walnut Grove Community Plan must be amended to permit this density. The High Density Multi-Family Residential area is intended for apartments although some townhouses may also be permitted. The provision of a range of housing types is essential to achieve a balanced self-contained community. Higher densities will increase the viability of the Town Centre and conserve the land resource. From a design point of view, the relatively confined depth of land between 208 Street and the West Munday Creek ravine favours apartment development. Accordingly, a minimum density has been established to encourage better land utilization.

To avoid the appearance of a fenced or walled community, buildings along the street frontage will be required to front onto 208 Street in addition to providing attractive landscaping.

Areas identified for multi-family uses may also be used for senior citizen housing, intermediate care facilities, churches and nursing homes.

- 3.2** A church will be permitted in the area identified for a Church Site. The Walnut Grove Baptist Church has confirmed their intention to develop this site.
4. Development Permit areas will include Multi Family Residential, Comprehensive Development sites and the Church site. The intent of the development area designation is to provide a high quality of development. Development permit guidelines 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.
5. Single family residential development will be located in the central portion of Stage 5 as shown on Map 3. In the areas designated Single Family the minimum lot size shall be 650 m<sup>2</sup> (7,000 sq. ft.). However, to encourage land assembly and cooperation among property owners who wish to develop, consideration will be given to a lowing a mix of minimum lot sizes but maintaining a majority of 650 m<sup>2</sup> (7,000 sq. ft.) lots. The following formula will be applied to developments 4.0 ha (10 acre) or greater in area:

50% of	lots -	650 m <sup>2</sup> (7,000 sq. ft.)
25% of	lots -	557.4 m <sup>2</sup> (6,000 sq. ft.)
25% of	lots -	464.5 m <sup>2</sup> (5,000 sq. ft.)

The 650 m<sup>2</sup> (7,000 sq. ft.) lots must have a frontage of 18.25 m (60 ft.) while the smaller lots must have 15.25 m (50 ft.). The design of the subdivision must mix the lot sizes to provide a variety of lot sizes within each block. The Residential Zone R-1C zoning permits the mix of lot sizes proposed by the formula.

In order to achieve an attractive streetscape along 208 Street, alternatives to reverse lots (lots backing onto the arterial street) will be required. The schematic road pattern on the properties north of 90A Avenue incorporates frontage lanes as an alternative. Frontage lanes create a more hospitable streetscape. Landscaping on the island or boulevard separating the arterial and the frontage lane enhances the street image and acts as a buffer between the arterial road and the single family homes beyond. Further, as the living areas of the single family development front a street, a better sense of personal security is created for sidewalks along arterial roads. The individual lot owner also benefits as the home is set back further from a busy arterial by the presence of a frontage lane.

Single family residential developments will be required to provide exterior design controls. Exterior design controls will enhance the appearance of and ensure compatibility between individual residences/developments.

6. Elementary schools and neighbourhood parks shall be jointly planned for complementary development. Joint school and park sites are shown on Map 3.
7. The ravines of Yorkson and West Munday Creeks 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.

Construction of trails and fencing will be required along the top-of-bank for both ravines.

8. The Trans Mountain Pipeline right-of-way forms part of the east/west recreation corridor for the community of Walnut Grove. The entire right-of-way has been designated a pedestrian/bicycle trail. Lot lines of adjacent single family residential development will not be permitted to extend into the right-of-way. The recreation corridor crosses the ravines which form the west and east boundaries 'of the Stage 5 neighbourhood. Parks and Recreation staff are reviewing options for pedestrian/bicycle bridges. Prior to development within Stage 5, the method of cost recovery for the ravine crossings will need to be resolved. The east/west trail system provides a transportation corridor for foot and bicycle traffic. Accordingly, cost charges will be established for this transportation system as part of the servicing requirements for all development within the neighbourhood.
9. Trees within the ravines of Yorkson and West Munday Creeks will be protected as these ravines are to be dedicated to the Municipality for public use. Development permit area designation for multi-family residential areas will provide for greenery through buffering and landscaping requirements.

To further facilitate tree protection, the Municipality provides information on methods of tree retention to developers. . However, the Municipality's Subdivision and Development

Control Bylaw requires that developers plant trees along all streets to ensure trees are present in all developed areas.

10. The following table summarizes the approximate land use allocation necessary to support the Development Concept discussed above.

### STAGE 5: LAND USE ALLOCATION

LAND USE DESIGNATION	APPROXIMATE AREA		POTENTIAL DWELLING UNITS			Potential Population
	hectares	acres	single family	multi family	Total	
High Density Multi Family	5.5	13.7		410	410	1030
Medium Density Multi Family	6.3	15.5		280	280	700
Comprehensive Development	7.4	18.3		145	145	365
Single Family	42.5	105	470		470	1510
School and Park	8.6	21.3				
Church Site	0.7	1.9				
<b>TOTAL</b>	<b>71</b>	<b>175.3</b>	<b>470</b>	<b>835</b>	<b>1305</b>	<b>3605</b>

### Section 4 - Services

Services required in Stage 5 are discussed below and are shown conceptually on Maps 4 to 7. Locations and dimensions of facilities may vary from those shown in this report. Services not shown as Development Cost Charge services are the responsibility of the developer of the property. Development Cost Charge services will be the responsibility of the Township.

#### 4.1 Roads

Map 4 shows the preliminary street system to serve Stage 5. Roads which are the responsibility of the Township to upgrade through the Development Cost Charge program are 88 and 90A Avenues, 208 Street and a portion of 206 Street. All other roads will be the responsibility of developers to construct through the subdivision process. The local road pattern shown on Map 4 is intended to be schematic only. Variations to the road layout shown will be permitted based up-on detailed subdivision and contour information. Developers will be encouraged to co-ordinate subdivision submissions with adjacent property owners in order to achieve optimum road patterns.

Some Development Cost Charge roads will be required to be upgraded to full urban standard (including sidewalks, ornamental streetlighting and boulevard treatment (street trees). Council may consider advancing history requests from developers wishing to proceed in advance of the Municipal schedule. In these instances, Development Cost Charge rebates will be applied to the advancing history works.

The land use policies require alternatives to reverse lots (single family) along 208 Street. The resolution of a comprehensive approach to an improved streetscape for 208 Street will require review of frontage roads/lanes, rear lanes, clustering of lots, lot sizes and the

preliminary street layout.

88 Avenue and 208 Street are designated arterials and will be widened to 26 m. A 3 m dedication will be required from properties on both sides of the road. This width 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 as traffic warrants at the intersections of 208 Street with 88 Avenue, 90A Avenue and 93 Avenue.

Access from 208 Street and 88 Avenue to adjacent individual properties will be permitted on a temporary basis only. In the long term no access, except to multi family and Church sites from 88 Avenue and 208 Street will be permitted.

90A and 93A Avenues and the portion of 206 Street between them will have an ultimate pavement width of 11 m in a 20m road allowance. These roads are to be designated collectors. All other streets will be local roads with an ultimate pavement width of 8.6 m. An 18 m road allowance will be required for roads terminating in a cul-de-sac and a 20 m road allowance will be required for local through roads.

All roads will be finished with streetlights, sidewalks, curbs and gutters in accordance with the Subdivision and Development Control Bylaw. Street trees and boulevard treatment will also be required.

#### **STAGE 5: ROADS**

88 Avenue and 208 Street	26 m
90A and 93A Avenues, and 206 Street	20 m
Local Through Roads	20 m
Local Roads Terminating in a Cul-de-sac	18 m

#### **4.2 Water**

Existing development in Stage 5 is served by the community water system with a 500 mm (20") line along 88 Avenue and 250 mm (10") water line along 208 Street. 250 mm (10") water lines have recently been constructed along 90A Avenue and a portion of 206 Street to service the elementary school located west of 206 Street (see Map 5).

All new water lines will be required to be provided by developers.

### **4.3 Sanitary Sewer**

A 200 mm (8") sanitary sewer was recently installed on 206 Street north from 90A Avenue to serve the new school. This sewer continues north through a right-of-way along the future proposed road system. An additional 250 mm (10") sewer will be completed in 1991 along 208 Street from 88 Avenue to 93 Avenue. The catchment areas for these two sewers are shown on Map 6. Since capacity in these two sewers is limited, fairly strict adherence to the catchment boundaries will be required. A sewer on 88 Avenue, east of 208 Street will be installed as Development Cost Charge work. In order to accommodate the proposed density in the multi-family area, capacity limitations will require review.

All other sewers required to service this area will be installed by developers.

### **4.4 Storm Drainage System**

A storm water management policy is in effect in Walnut Grove. All drainage along 88 Avenue will be routed through a detention pond which will be located north of 88 Avenue at about 207 Street into a tributary of Yorkson Creek.

A portion of 206 Street, all of 90A Avenue, and all of 208 Street are or will be serviced by storm sewer in 1991 as part of the Development Cost Charge Program. The approximate catchment boundaries for drainage are shown on Map 7.

All other storm sewers not shown will be provided by developers, with appropriate siltation controls during construction.

### **4.5 Hydro, Telephone and Street Lighting**

As required under the Subdivision and Development Control Bylaw, underground extension to existing overhead hydro and telephone lines shall be required. Ornamental street lighting shall be provided by developers.

## **Section 5 - Summary**

Development of Stage 5 shall conform to the guidelines of this neighbourhood control plan. Adjustments may be considered, provided they conform to the intent of this plan.

## EXPLANATORY NOTE

LANGLEY OFFICIAL COMMUNITY PLAN 1979 BY-LAW NO. 1842  
AMENDMENT (WALNUT GROVE COMMUNITY PLAN)  
BYLAW NO. 1836 AMENDMENT  
(STAGE 5 CONTROL PLAN) BYLAW 1992 NO. 3109

a bylaw to amend Langley Official Community  
Plan By-Law 1979 No. 1842 Amendment  
(Walnut Grove Community Plan) Bylaw No. 1836

Bylaw 3109 amends the Langley Official Community Plan By-law 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw No. 1836 to designate properties as High Density Residential to allow a development with densities between 18 to 30 units per has on said properties and to designate properties in the area designated comprehensive development area by the Stage 5 neighbourhood control plan a development permit area.

75-135

THE CORPORATION OF THE TOWNSHIP OF LANGLEY  
LANGLEY OFFICIAL COMMUNITY PLAN 1979 BY-LAW NO. 1842  
AMENDMENT (WALNUT GROVE COMMUNITY PLAN)  
BYLAW NO. 1836 AMENDMENT  
(STAGE 5 CONTROL LAN) BYLAW 1992 NO. 3109

A Bylaw to amend Langley Official Community  
Plan By-law 1979 No. 1842 Amendment  
(Walnut Grove Community Plan) Bylaw No. 1836

WHEREAS the municipal Council of the Corporation of the Township of Langley deems it necessary and desirable to amend the Langley Official Community Plan By-law 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw No. 1836 to designate properties as High Density Residential to allow a development with densities between 18 to 30 units per ha on said properties and to designate properties in the area designated comprehensive development area by the Stage 5 neighbourhood control plan a development permit area.

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, In Open Meeting, ENACTS AS FOLLOWS:

1. This bylaw may be cited as the “Langley Official Community Plan By-law 1979 No. 1842 Amendment (Walnut Grove Community Plan) Bylaw No. 1836 Amendment (Stage 5 Control Plan) bylaw 1992 No. 3109”.
2. The “Langley Official Community Plan By-law 1979 No. 1842 amendment (Walnut Grove Community Plan) Bylaw No. 1836 amendment (Stage 5 Control Plan) Bylaw 1992 No. 3109” is hereby amended by adding as a Unit Type, “Attached single Family” to Part 3 Section 1.0 (d) Low Density and by amending the Net Density in Units per acre of Section 1.0 (d) High Density to “15 to 25” “up to 30”.
3. The “Langley Official Community Plan By-law 1979 No. 1842 amendment 9Walnut Grove Community Plan) Bylaw No. 1836 Amendment (Stage 5 Control Plan) Bylaw 1992 No. 3109” is further amended by designating:

Remainder South Half, Plan 659; Lot 14 Except Plan: 77103, Lot 13 Except Plan: 77207, Lot 12 Except Plan: 76709, Lot 11 Except Plan: 77102, and Lot 10 Except Plan: 80911 all of Plan 29911; and Lots 23 and 24, Plan 44510 all of Section 36, Township 8, N.W.D.

as shown delineated on Schedule “A” attached to and forming part of this bylaw to High Density Residential.

