

Lochdale Land Use Plan



1. Location —

This area, which in the Apartment Study covered that portion of Hastings Street between Cliff and Duthie Avenues, has been extended to Kensington Avenue on the west to take in the sector included in the Hastings-Sperling Area Study of 1967. This latter study was subsequently approved in principle by the Council.

2. Growth Trends —

Apartment development in this area, which began in 1963, consisted of 82 units at the time of the Apartment Study at the beginning of 1966. Three recently completed RM2 projects in the sector between Barnet Road and Inlet Drive have almost tripled the number of units, which currently total 245. Apartment growth trends for this area are shown in the following table.

	<u>No. of Units</u>	<u>Acreage</u>
1966 —	82	1.8
1969 —	245	5.4
% increase 1966 - 1969 —	198.8	200.1

Most of the land set aside for first priority apartment use in the Apartment Study has now been developed.

3. Development Considerations —

The existing commercial facilities at Sperling and Hastings to the west of the area, serve the local vicinity and provide the nucleus for a larger development of the “community centre” type. The recent construction of a supermarket and shopping centre at Kensington and Hastings has provided a westerly limit to this developing commercial area.

In the Hastings-Sperling Area Study the section north of Frances Street, extending from Grove Avenue to Duncan Avenue, was designated for future medium density apartment development.

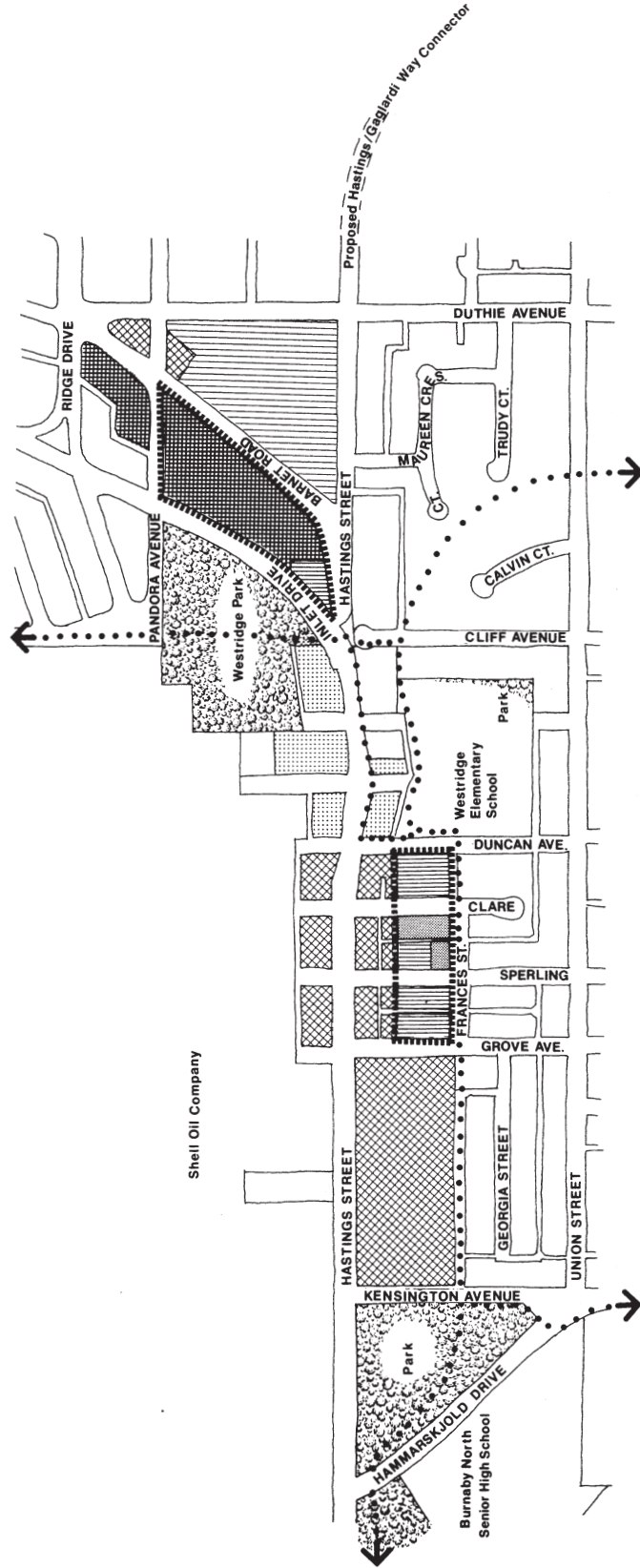
This area is presently served by the Westridge Elementary School. Enrolments in the 1965-1966 school year reached capacity proportions. Two classrooms were added in the fall of 1966, two portable units in 1967 and a further three classrooms in 1968. While these additions have served to ease the situation, the increasing enrolments make it apparent that new facilities will be required in the near future to adequately serve the present school catchment area. Information from the School Board indicates that the proposed Duthie-Union school site will be developed in the near future.

The recent upsurge in apartment construction suggests the desirability of opening the block of land east of Barnet Highway and north of Hastings, an area designated for “future expansion” in the Apartment Study, for immediate development. The availability of nearby park, school and commercial facilities, and the close proximity of Simon Fraser University, make the area well suited to apartment use, particularly for family-type accommodation.

4. Recommended Apartment Development Areas —

(1) First Priority Areas —

- The area bounded by Pandora Street, Inlet Drive, Hastings Street and Barnet Highway for medium density development.
- The development of the block between Barnet Highway and Duthie Avenue, north of Hastings Street, for medium density apartments,
- The southern portion of the three blocks between Grove and Duncan Avenues on the north side of Frances Street, as recommended in the Hastings-Sperling Area Study, for medium density apartment development.



Note: This Apartment Study Area proposed for review.
See: Residential Growth Management Study adopted 1981 June 22.

Proposed low density multiple housing area (10/12 units per acre)

- Proposed low density multiple housing area (10/12 units per acre)
- Proposed medium density apartment area
- Existing medium density apartment area
- Existing low density housing (R6/R5)
- First priority areas
- Institutional area
- Commercial centre
- Trail system

