

Newcombe Land Use Plan

1. Location —

This small area, which was not included in the 1966 Apartment Study, is located on either side of Eleventh Avenue immediately east of Newcombe Street.

2. Growth Trends —

Existing development consists of the Parkwood Terrace apartments, a 79 unit garden apartment complex which was constructed in 1960.

3. Development Considerations —

Three parcels of Corporation-owned land are located between Newcombe Street and the 2.6-acre Parkwood Terrace apartments. An area of approximately 1.4 acres, which excludes the 34 foot strip required for the widening of Newcombe Street, would be available for development.

The above site, originally considered for public housing, was subsequently rejected for this purpose due to its small size. It would, however, provide a suitable area for the westerly extension of the existing garden apartment development.

Nearby commercial facilities are provided by two shopping centre developments, one on either side of McBride Boulevard, to the south of Tenth Avenue in New Westminster.

The Newcombe-Eleventh Avenue Area is served by the Armstrong Elementary School. The planned addition of four classrooms for the 1969-70 school year should provide sufficient capacity to meet the anticipated future enrolment requirements for the surrounding area.

Existing park facilities in the Cariboo-Armstrong Neighbourhood, which extends from Newcombe Street to the Brunette River, include George H. Leaf and Cariboo Parks. In addition, the development of a district playfield-secondary school complex has been proposed for the area adjoining the Cariboo Hill Junior High School.

4. Recommended Apartment Development Areas —

(1) First Priority Areas —

The area east of Newcombe Street and north of Tenth Avenue, as shown on the Proposals Map, for low density apartment development.

