

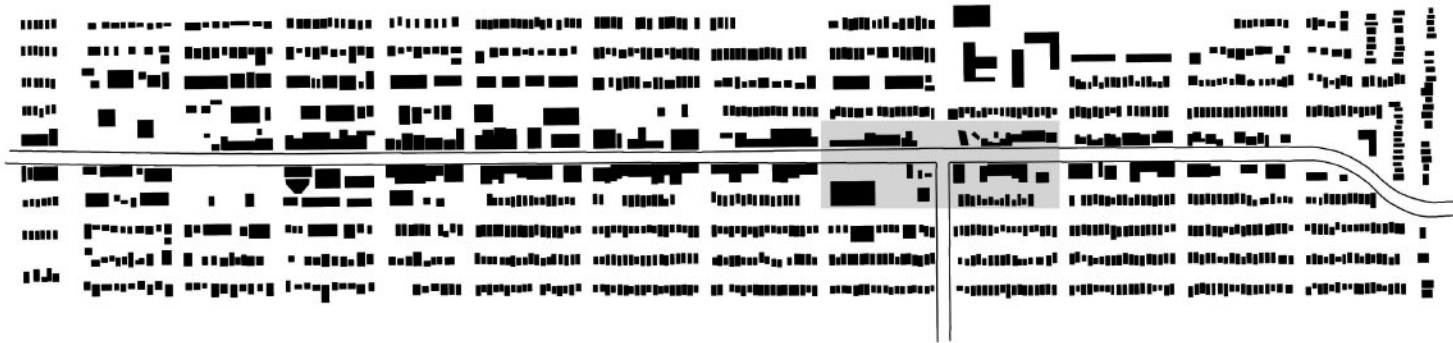
Hastings Studio

Marc Trudeau





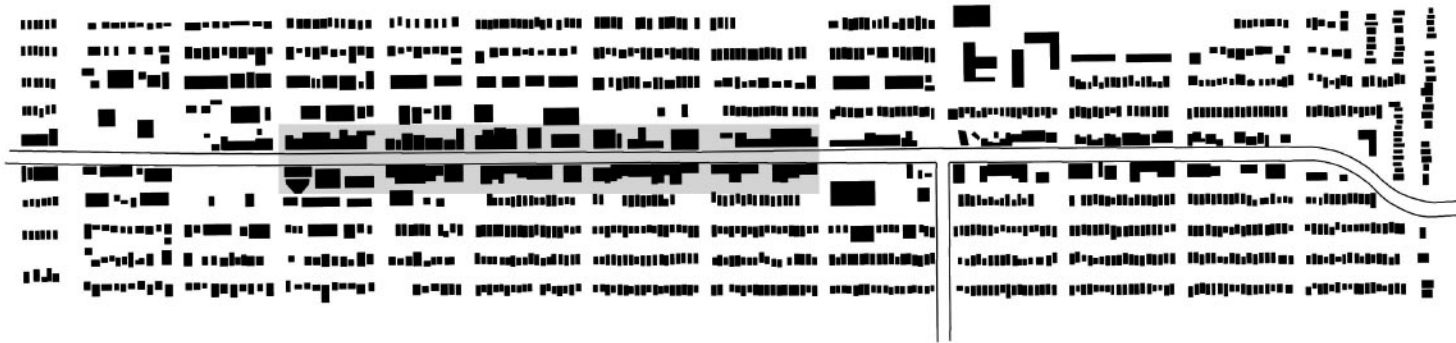
Final Proposals: Mark Trudeau



**1** Non-pedestrian friendly developments near Willingdon inhibit street life.

At the eastern end of Burnaby Heights near Willingdon, sprawling developments and automobile focussed building forms inhibit pedestrian movement and discourage street life. Gas stations on street corners and large street side parking lots isolate buildings from the sidewalk. As density increases with time, the retail already developing along Hastings has an opportunity to be encouraged through increased density of living and infill of open lots adjacent to the street.





2 The retail district of the Heights acts as a centre for the community.

Towards the west of Willingdon is an active pedestrian area with streetside shops. This region acts as a centre for the community and supports some public activities - for example, this winter there will be a tree lighting ceremony on the corner of MacDonald and Hastings. Although there is a greater presence on the street, the centre of the community is physically and symbolically housed within private retail.



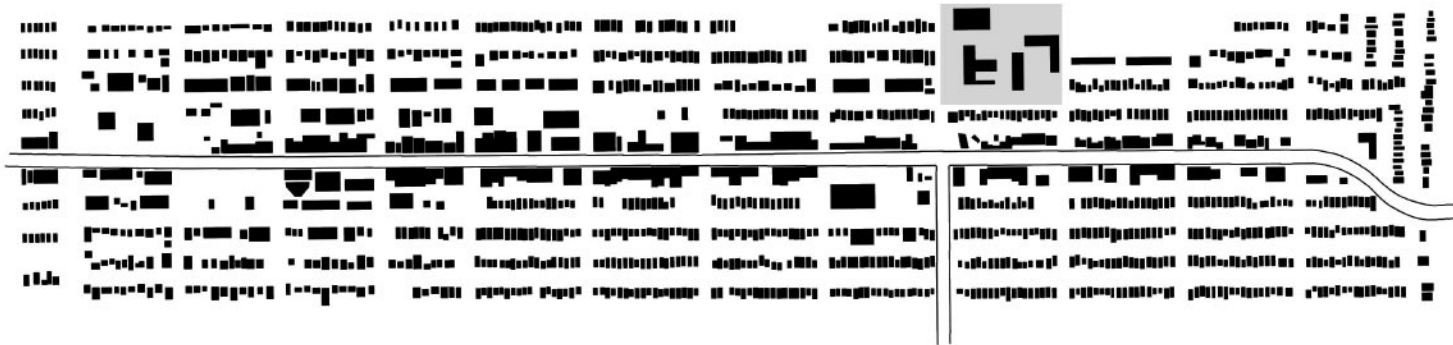


This Height's retail district is not appropriate as the centre of the community. This is a role that should be filled by civic institutions.

Given that private retail is so important for the Heights, it is interesting to compare the role of a public institution, such as the Vancouver Public Library, with its private counterpart, a bookstore such as Chapters. Both the Chapters store and Library provide similar services, however, the Chapters store does not belong at the centre of a community because it is privately owned and controlled. Its operating decisions can be externally made and may less reflect qualities and needs of the local community. Because the retail store's focus is on selling merchandise, there is not the same sense of openness that is achieved with a public building. A truly civic institution, such as the library, is needed that can better be community driven and can symbolically represent the community.

Burnaby  Public Library

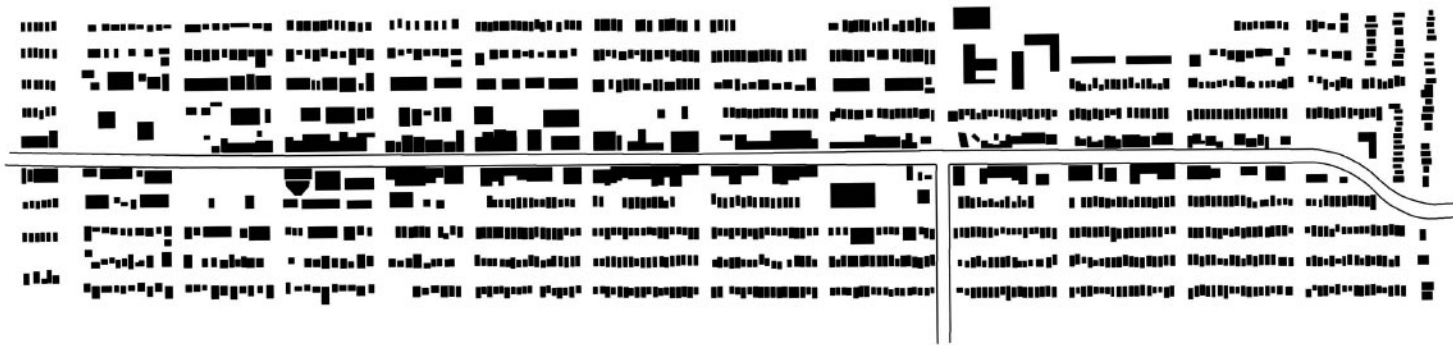
chapters



**3** The public institutions of the Heights are isolated by parking and are separated from the active pedestrian zone along Hastings.

The public institutions of the Heights are isolated by parking within a public zone one block away from Hastings. Within several blocks distance there is a library, seniors centre, elementary school, and recreational facility. These institutions are located within the P3 zone associated with Confederation Park, but do not achieve the P3 zoning goal of being organized primarily for pedestrians. In addition, by being removed from Hastings street, they do not act as the centre of the community, they do not support activity along Hastings, and they feel inaccessible except by automobile.





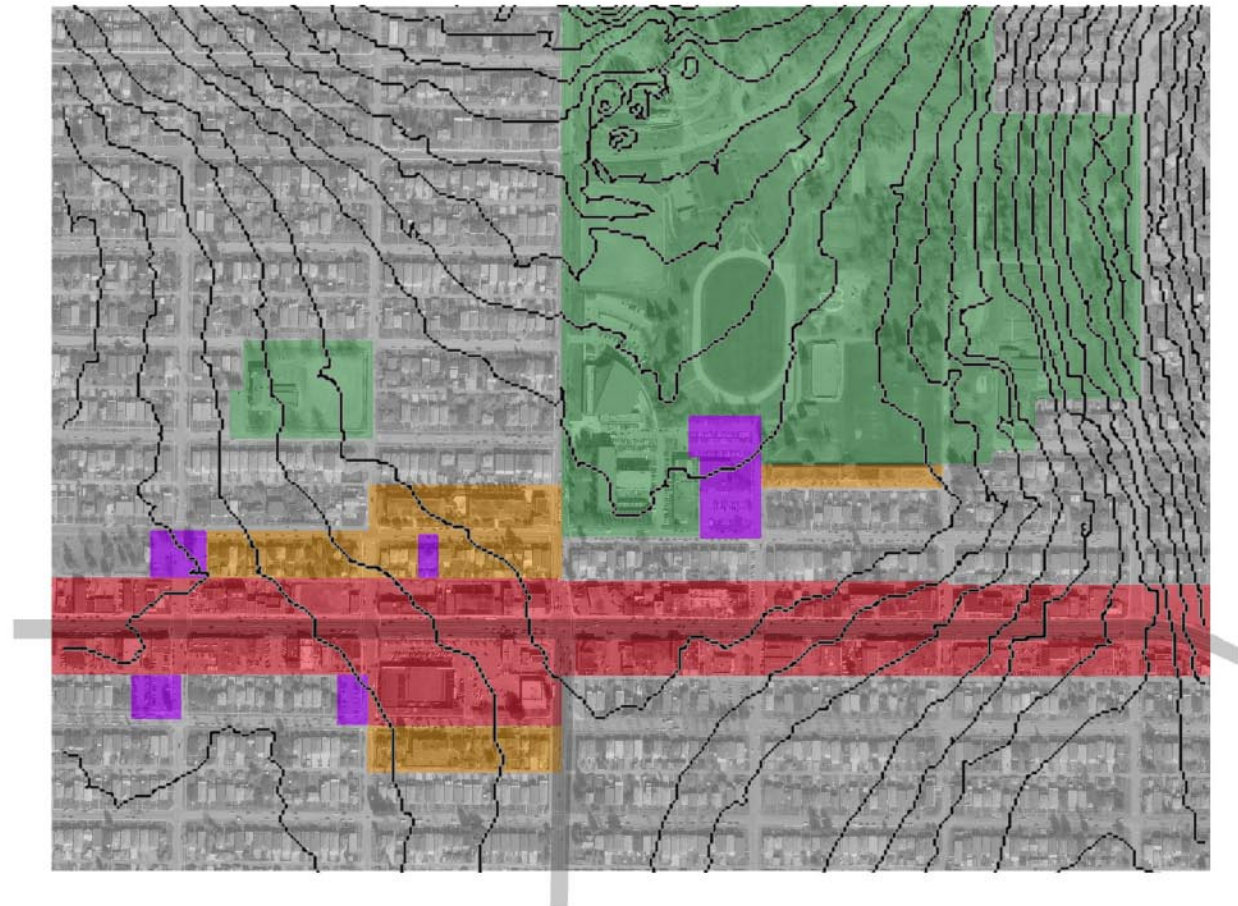
There a need to establish a sustainable civic centre for the Burnaby Heights...



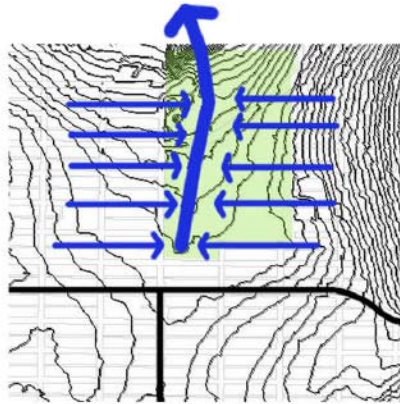


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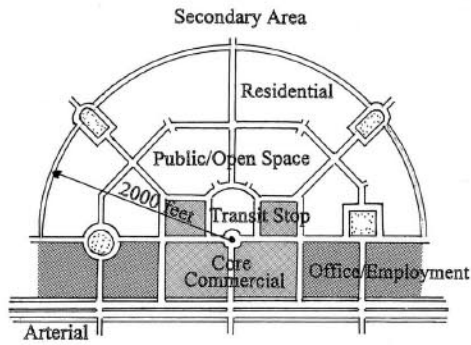




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Comprehensive District



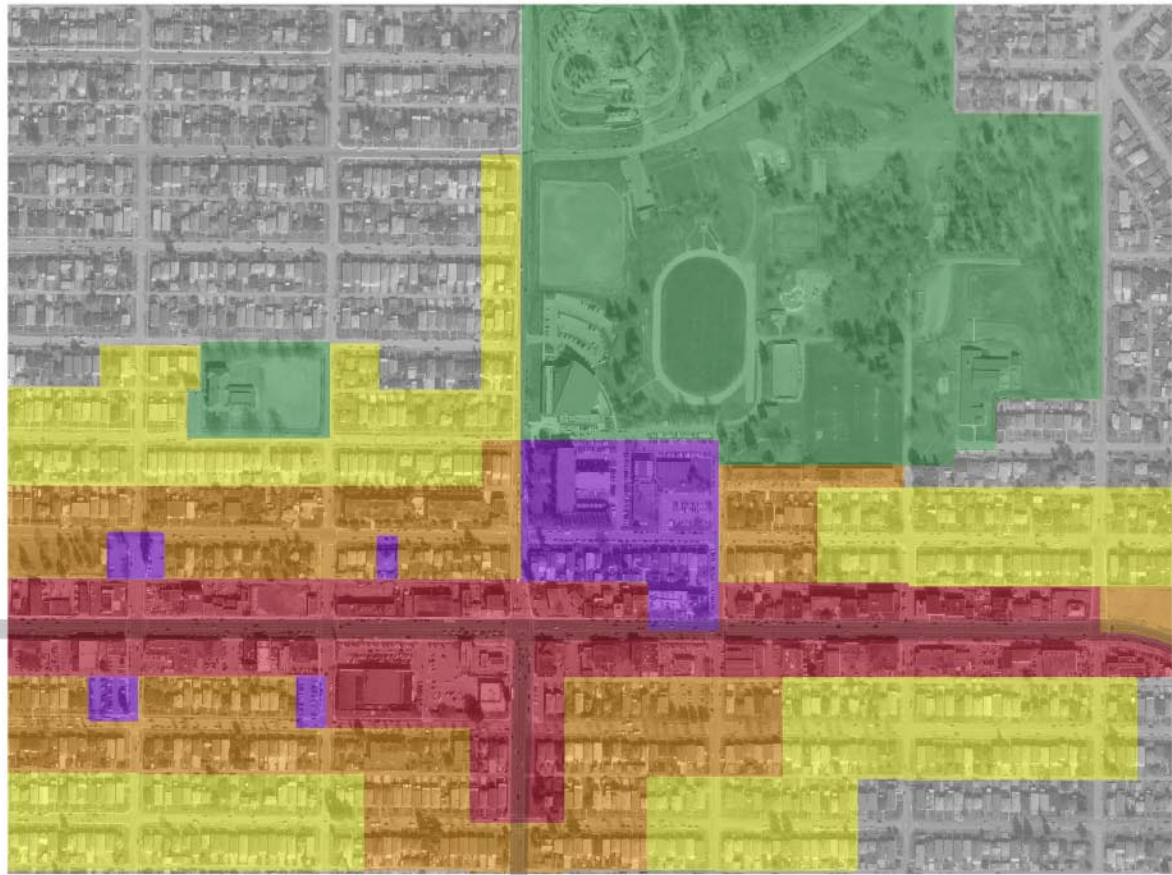
Residential



Park and Public Use



Commercial



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