

hastings corridor ^{people} analysis

fang liu / seela amaratunga

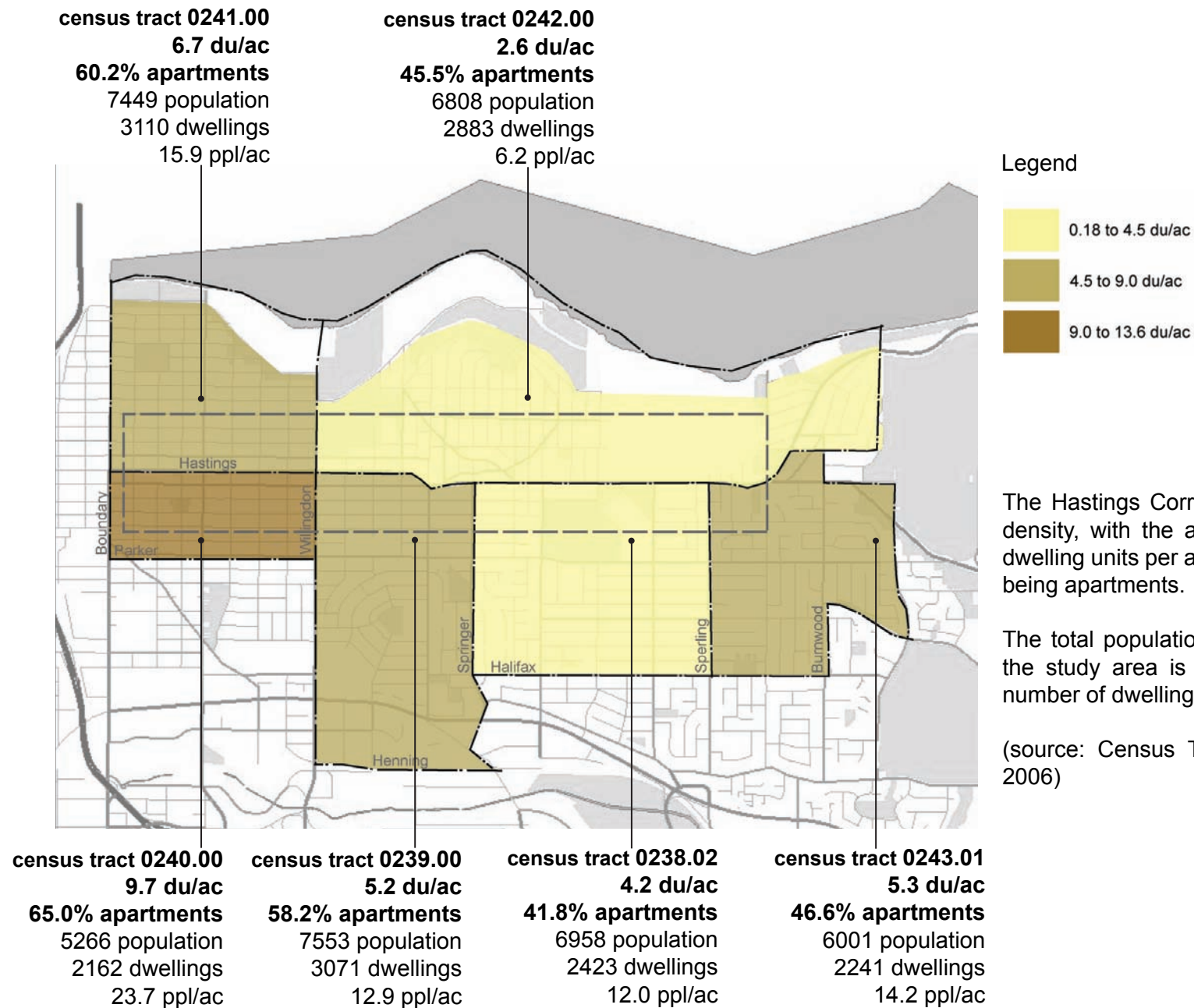


The Hastings Corridor has a rich and diverse demographic, which is inextricably linked to the history, and the direction the community is likely to take into the future.

This analysis suggests that the Hastings Corridor is a low density, and attractive place for young, upwardly mobile families. Significantly, there is a high degree of cultural diversity, and approximately 50% are immigrant families. These households have a higher than average median income, and the community appears to be relatively stable, thus ensuring the development of community infrastructure including volunteer associations, organized sports, schools, community centres, cultural centres, commercial services and community care facilities. Consequently, it would appear that the study area is a preferred area of residence for young, upwardly mobile families, including infrastructure support for its older populations, which comprises 15 percent. As such, Burnaby has a promising, and stable revenue tax base for the foreseeable future. These indicators are also suggestive of high quality of life in the Corridor.

demographics : population density

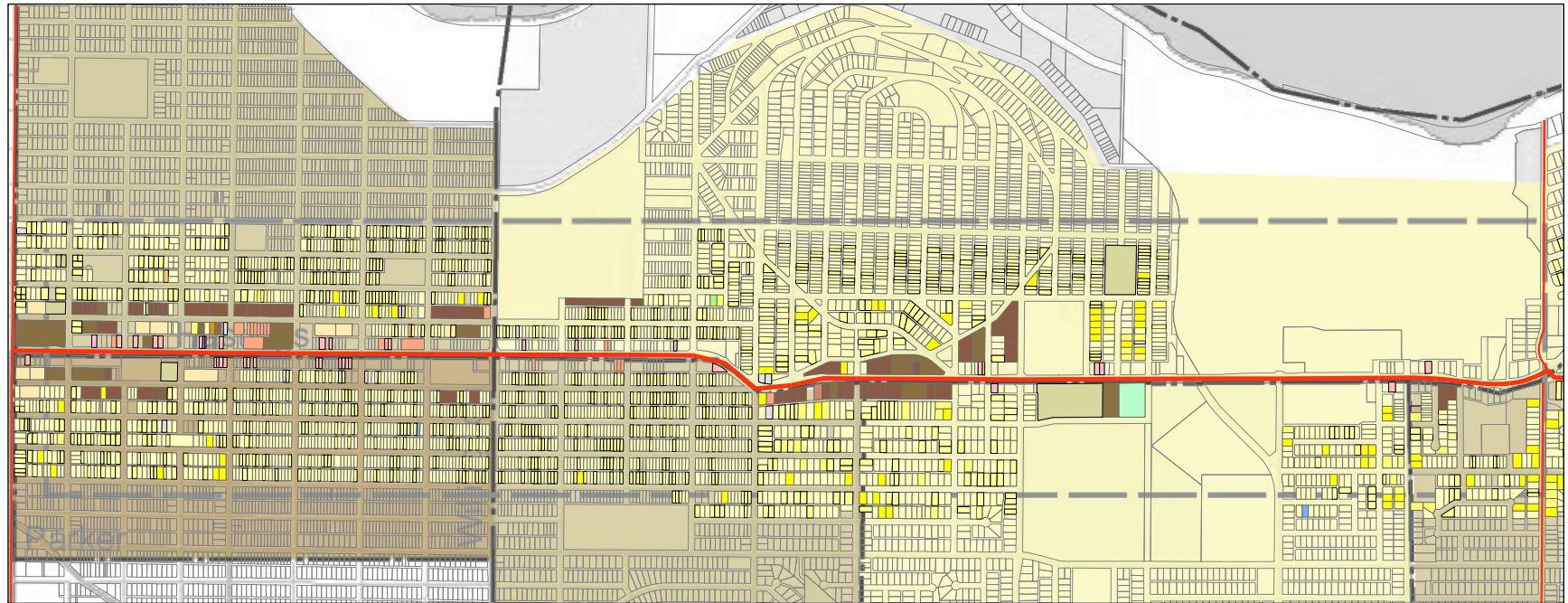
section 3 : People



The Hastings Corridor has a low population density, with the average density being 5.6 dwelling units per acre, with 53.1% of all units being apartments.

The total population for the census tracts in the study area is 40,035 people. The total number of dwellings is 15,890.

(source: Census Tracts, Statistics Canada, 2006)



Legend

- Boundary Road
- Cliff Street
- Hastings Street

Where People Live within 400 m of Hastings

Description

- 2 acres or more - seasonal dwelling
- B&B less than 4units
- Duplex
- Duplex - single unit ownership (side)
- Multi-family - Minimal Commercial

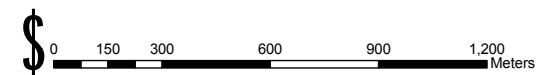
- Multi-family - apartment block
- Multi-family - conversion
- Multi-family - garden apartment & row housing
- Multi-family - vacant
- Nursing home

- Row housing - single unit ownership
- SFD with Basement Suite
- Single family dwelling
- Store(s) and living quarters
- Store(s) and/or offices with apartments

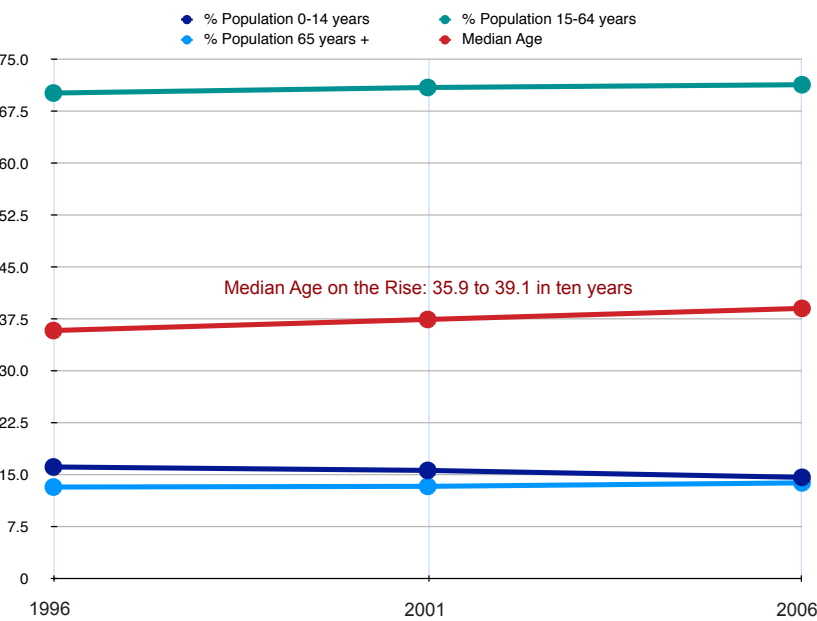
- Strata-lot residence(consdominium)
- Stratified Rent Apt.Frame Cons. Rented 1owner
- Triplex
- vacant residential less than 2 acres

<all other values>

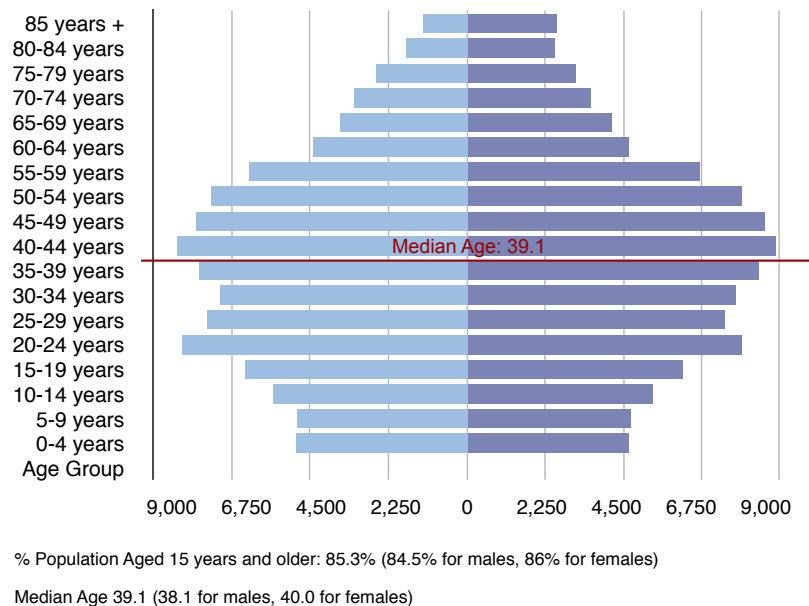
% of Apartments and Population Density				
census tract		% of duplex	% of < 5 ST	% of > 5 ST
0241.00	1	18.7%	25.8%	15.7%
0242.00	2	20.7%	24.4%	0.4%
0240.02	3	38.2%	21.6%	5.2%
0239.00	4	20.6%	17.4%	21.2%
0238.02	5	24.6%	17.2%	0.0%
0243.01	6	20.2%	26.4%	0.0%
average		23.8%	22.1%	7.1%
		total		
		60.2%		
		45.5%		
		65.0%		
		59.2%		
		41.8%		
		46.6%		



Population Trends by Age for the City of Burnaby
(comparing the 1996, 2001, 2006 Census data)



Population by Age for City of Burnaby (2006 Census)

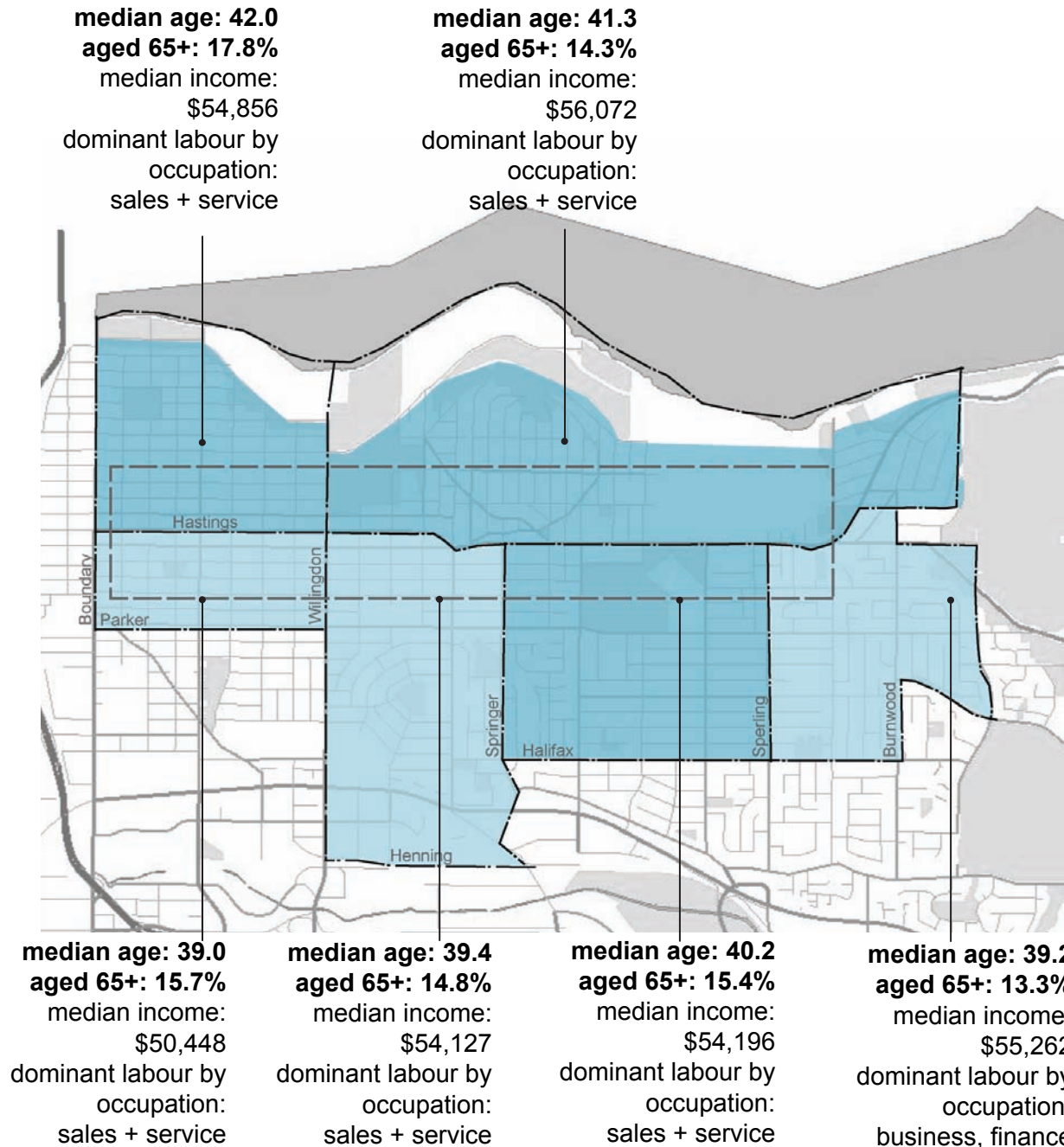


Population trends for the City of Burnaby show that the median age is on the rise from 35.9 to 39.1 between 1996 and 2006. This trend is likely to continue into the future, with the median age continuing to rise. This has implications for the planning needs of seniors, and less physically mobile populations.

(source: Census Tracts, Statistics Canada, 1996, 2001, 2006)

demographics : age and income

section 3 : People



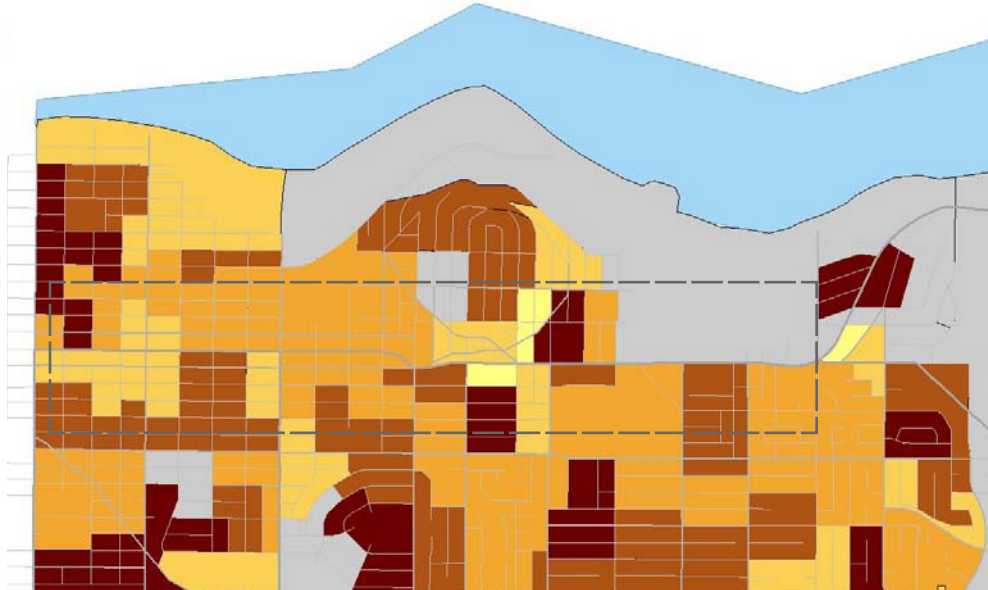
Legend: Median Age

The average median age of people living in the Corridor is 40.2 years of age. In addition, 15.2% of the total population living in the area is 65 years of age and older.

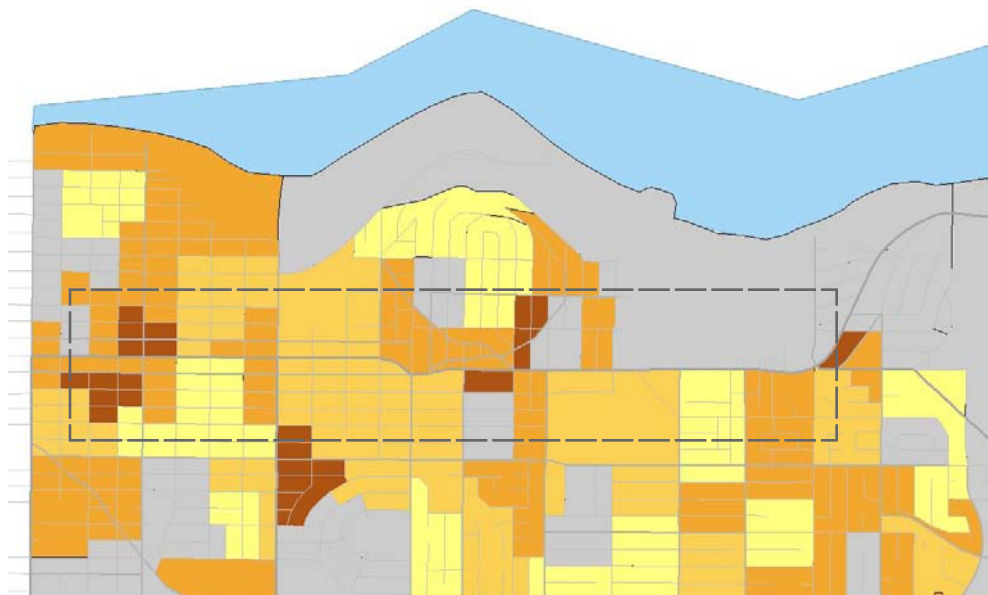
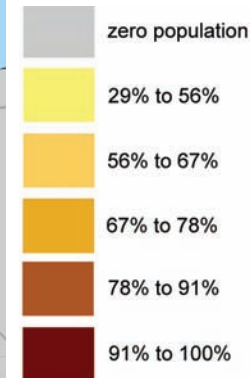
The median income for the area is \$54,160. The dominant labour by occupation is sales and service, and dominant labour by trades include retail trade, manufacturing, and accommodation and food service.

These data indicate that the study area consists of a stable, upwardly mobile population, with a progressively aging population.

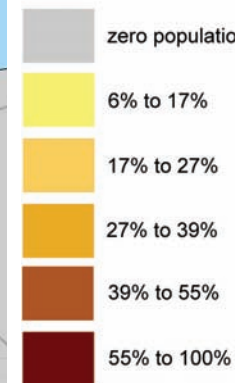
(source: Census Tracts, Statistics Canada, 2006)



Legend: Percent of Two Parent Families

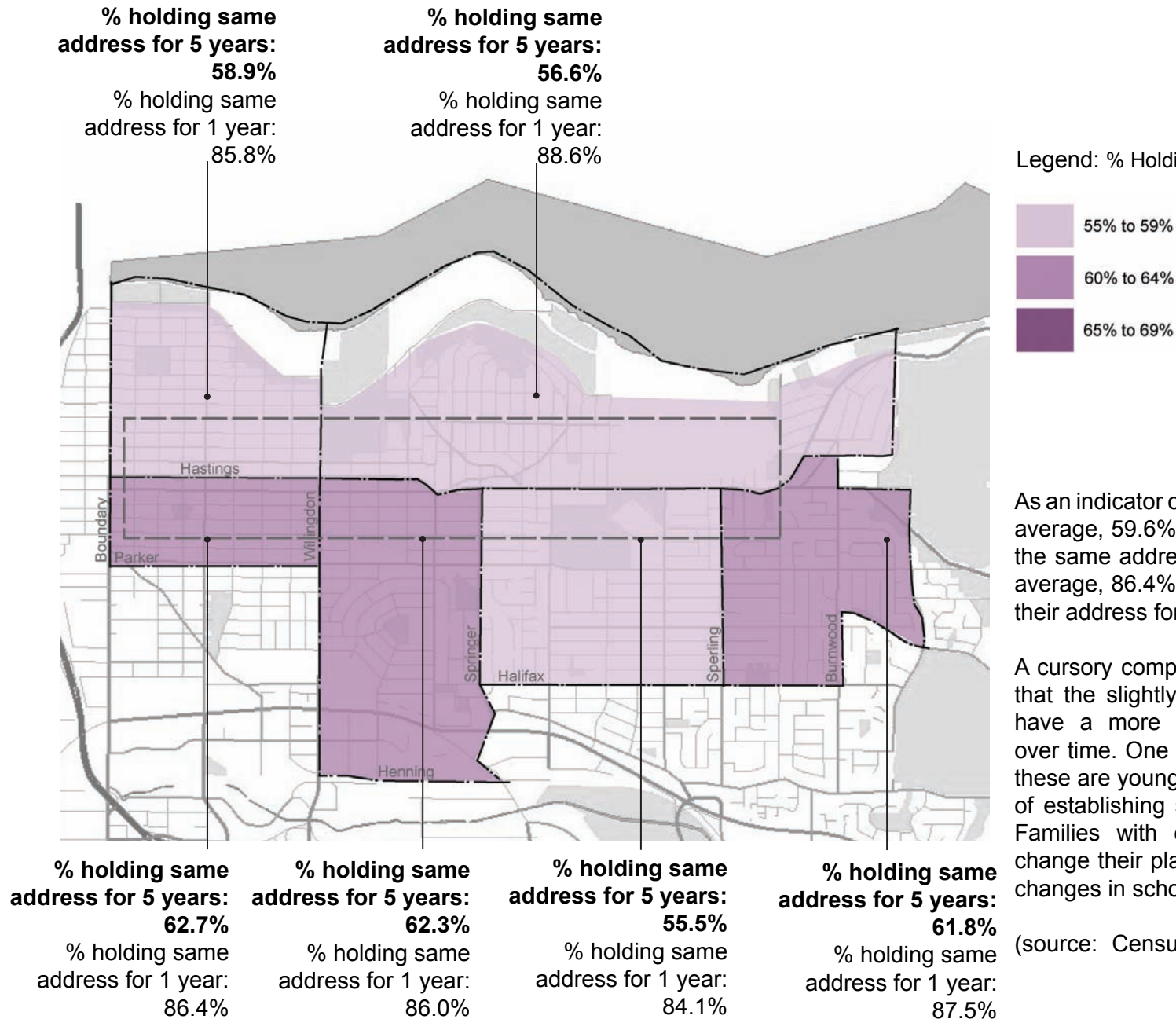


Legend: Percent of Lone Parent Families



The trends show that the majority of households in the study area are two parent households, with several areas having as high as 90-100% two parent families. If the family is considered as the unit of analysis, two parent households have the potential to generate greater wealth, and the intergenerational transfer of wealth.

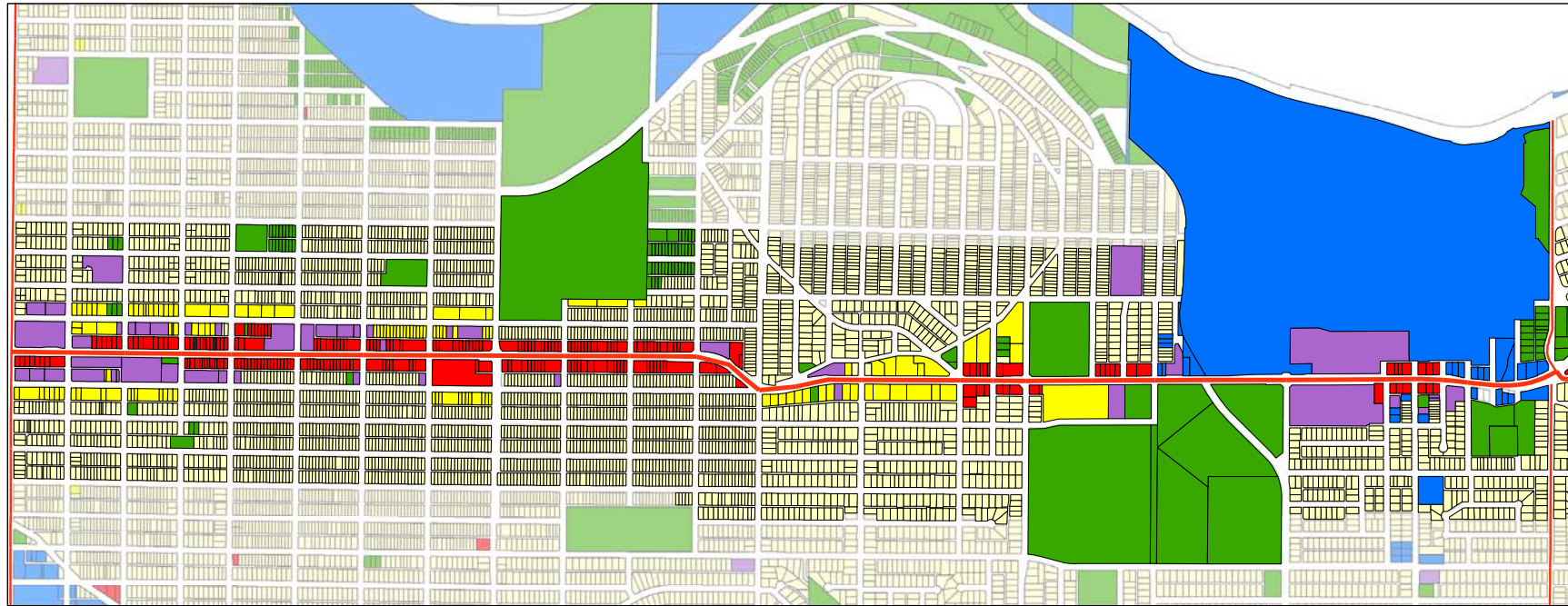
(source: Burnaby Maps, City of Burnaby)



As an indicator of mobility in the study area, on average, 59.6% of the households have held the same address for the last five years. On average, 86.4% of households have retained their address for 1 year.

A cursory comparison of these data suggest that the slightly younger median age areas have a more stable pattern of residence over time. One possible interpretation is that these are younger households in the process of establishing stable patterns of residence. Families with children often don't like to change their place of residence, as it means changes in schooling.

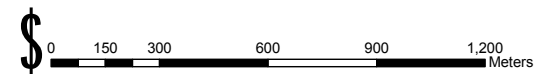
(source: Census Tracts, Statistics Canada)

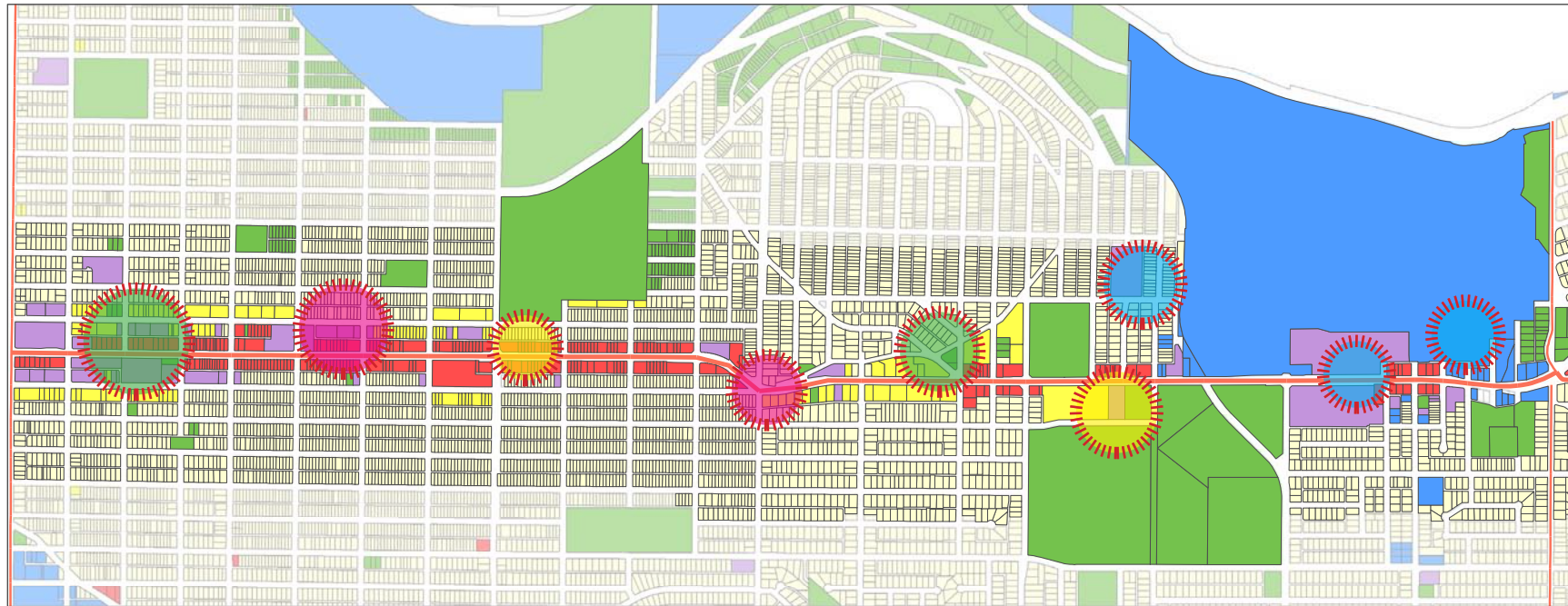


Generalized Land Uses







The generalized land use map illustrates how land uses have developed along the Corridor. In general, the blocks immediately adjacent Hastings Street have focussed commercial, and commercial district zoning, with some multi-family, while the neighbourhoods behind are predominantly single-family residential.



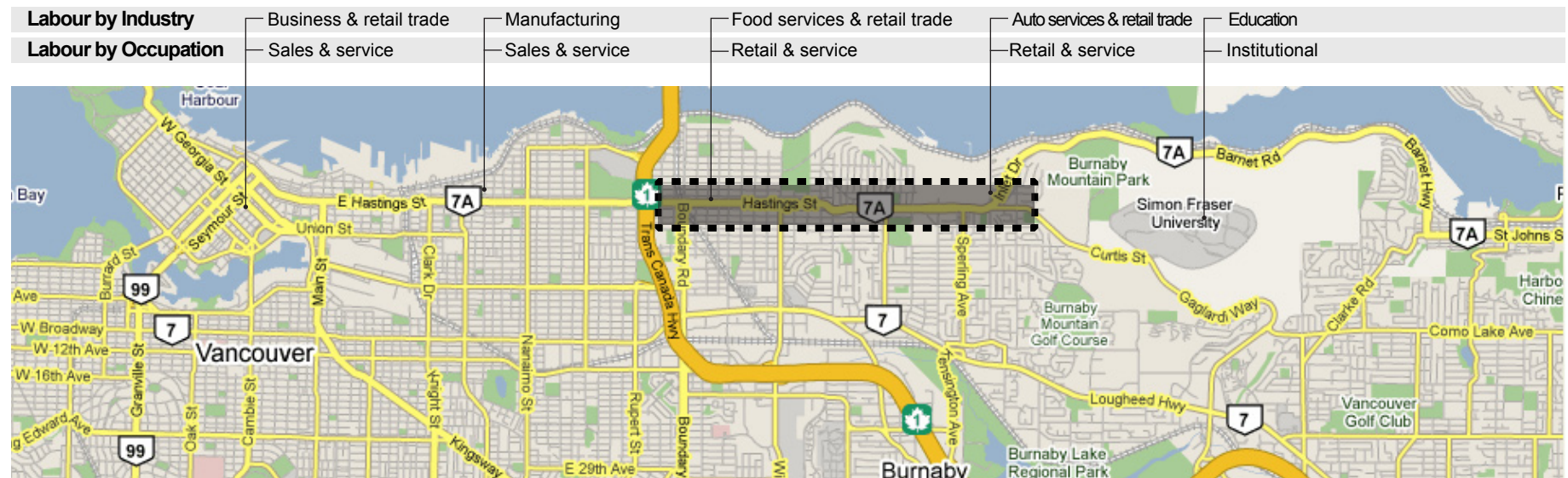


Land Use Thresholds: Areas of potential opportunities and conflicts where unusual land use adjacencies exist

-  Single Family - Industrial
-  Single Family - Multi Family
-  Single Family - Commercial
-  Urban - Suburban

There are a number of areas where unusual land use adjacencies exist in the study area, for example where industrial development is located immediately adjacent single-family residential. These areas can be seen as places of opportunity for future interventions. Potential conflicts might arise from competition for land, noise and pollution from industrial areas, and the heavy transit corridor.

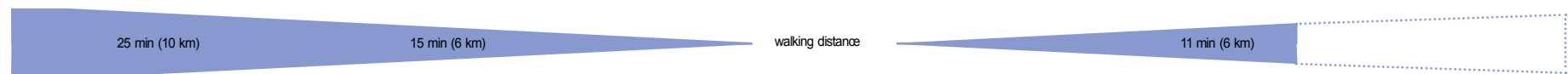
› Employment Distribution along Hasting Street

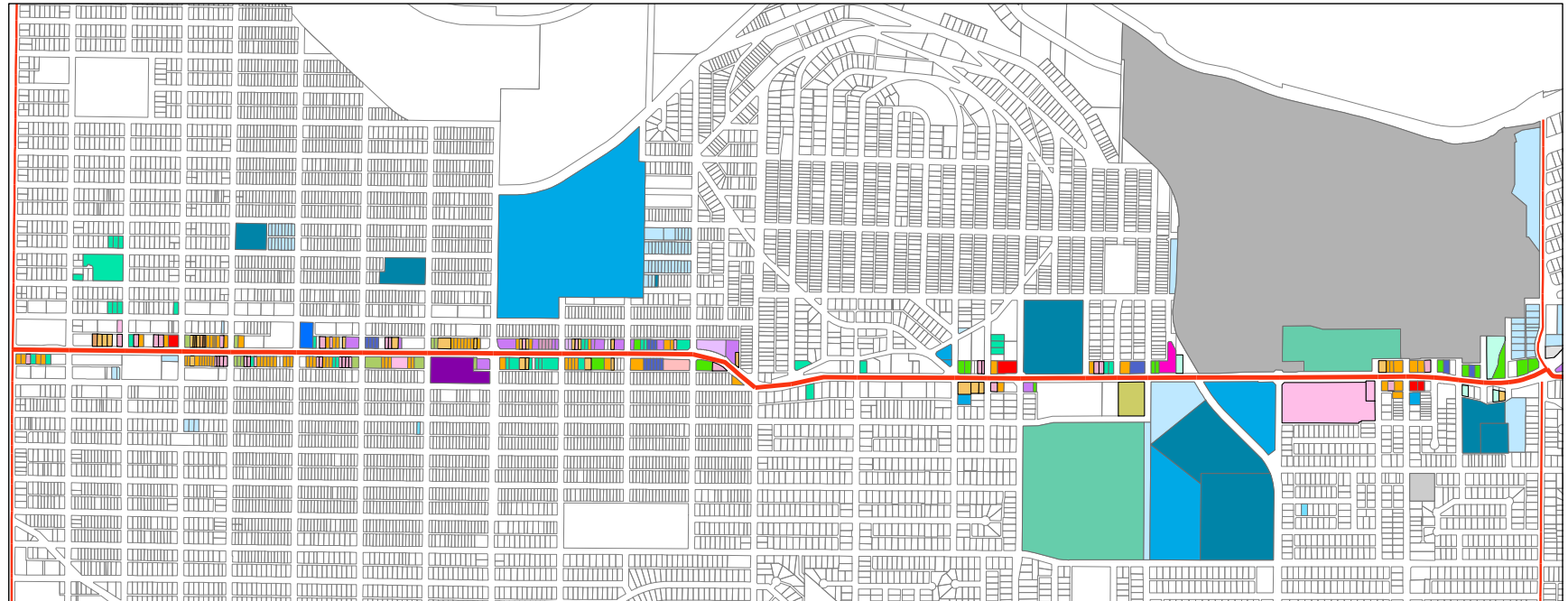


› Commuting population stream



› Commuting time based on auto - transportation





Hastings Corridor Land Use Map: Where People Work

Legend

Hastings_Street
Cliff_Street
Boundary_Road

Where People Work within 400 m of Hastings

Description

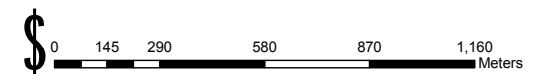
Automobile dealership
Automobile paint shop, garages, etc.
Automobile sales (lot)
B&B less than 4 units
Bank
Car wash

Churches & bible schools
Civic, institutional & recreational - vacant
Convenience store/service station
Fast food restaurants
Food market
Golf courses (public and private)
Government buildings(courthouse, post office, etc.)

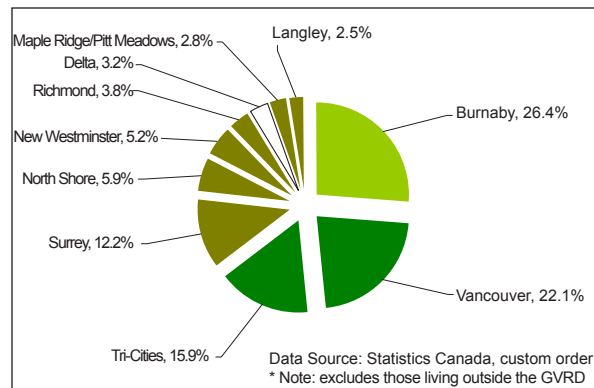
Hall (community, lodge, club, etc.)
Lumber yard or building supplies
Neighbourhood Pub
Nursing home
Office building (primary use)
Oil refining plants (bbl/24hr)
Recreational & cultural buildings (arena, pool, etc.)

Restaurant only
Retail Strip
Schools & universities, college or technical schools
Service station
Shopping centre - neighbourhood
Storage & warehousing - closed
Store(s) and living quarters

Store(s) and offices
Store(s) and service - commercial
Store(s) and/or offices with apartments
Theatre buildings
Works yards
<all other values>



► Where People Who Work in Burnaby Live



The chart above shows the place of residence of people who work in Burnaby. It shows that only 26% of the people who live in Burnaby actually work in Burnaby (excluding people who work at home). About 64% live on the Burrard Peninsula and therefore need not cross a bridge to reach Burnaby to travel to work.

► Comparison of Burnaby's Employment and Labour Force, 2001

	Employment	Labour Force	Labour Force "Surplus" or "Deficit"
Accommodation & Food Services	5,940	7,795	1,855
Construction	3,410	5,190	1,780
Health Care & Social Assistance	6,890	8,575	1,685
Professional, Scientific, Technical Services	7,360	9,030	1,670
Administration & Support Services	3,065	4,400	1,335
Finance & Insurance	4,285	5,220	935
Arts, Entertainment & Recreation	1,260	1,865	605
Transportation & Warehousing	4,680	5,150	470
Other Sectors	305	770	465
Public administration	3,985	4,075	90
Real Estate, Rental, Leasing	2,020	2,075	55
Other services	5,435	5,230	-205
Wholesale Trade	7,215	5,550	-1,665
Educational Services	8,355	6,615	-1,740
Utilities	2,500	745	-1,755
Retail Trade	13,030	11,110	-1,920
Manufacturing	11,440	9,245	-2,195
Information & Cultural Industries	10,655	5,170	-5,485
Total	101,830	97,810	-4,020

Data Source: John M. Munro, "Burnaby's Economy in 2013: An Analysis of Trends", 16 Aug 2004 Draft

The chart above shows a comparison of Burnaby's labour force (i.e., employed people who live in Burnaby) with Burnaby's employment (i.e., jobs located in Burnaby).

► Potencial Business Map (Based on Burnaby Economic Development Strategy 2020)

Information Technology, Communications/Wireless

Biotechnology, Health, Life Science

Film, Television, Digital Entertainment, New Media

Education

Environmental Technology, Services

Tourism, Sport/Tournaments, Arts/Culture, Retail

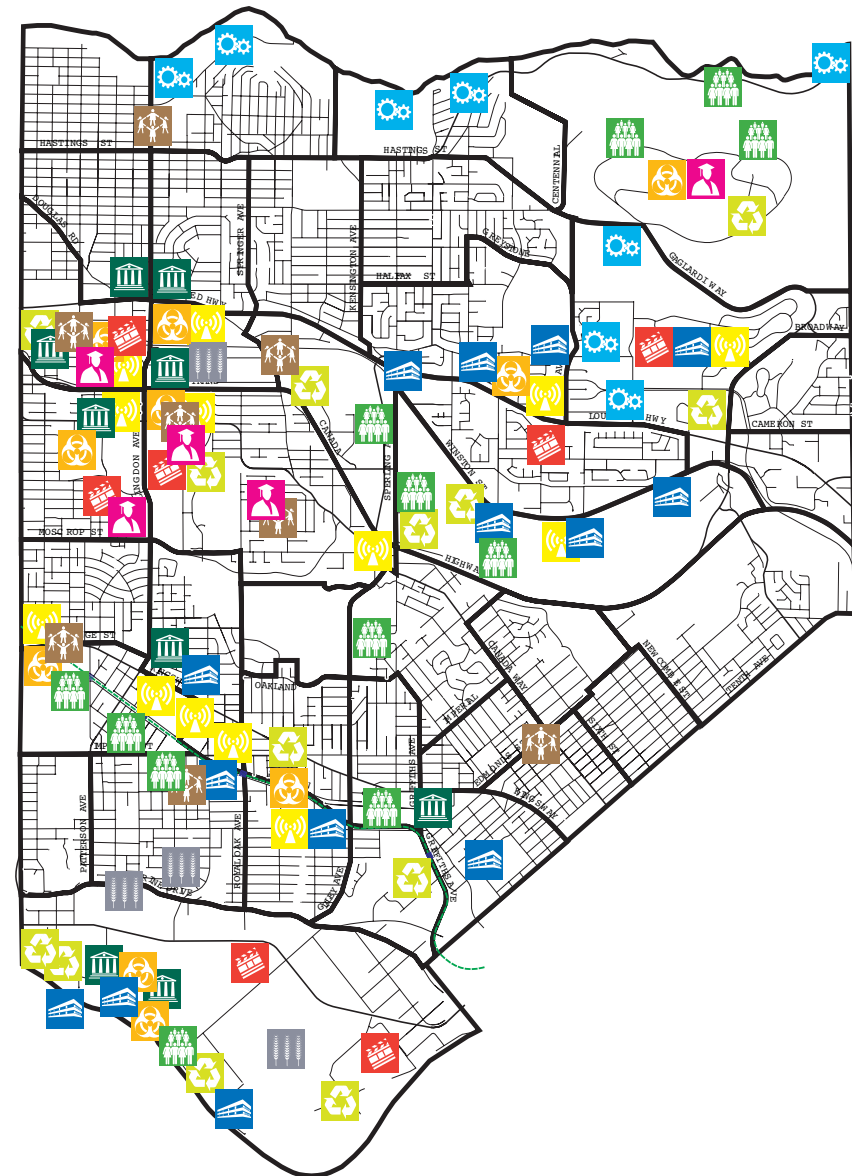
Finance, Management, Professional Services

Light Industry, Warehousing/Distribution

Heavy Industry

Agriculture

Social Integration, Not-for-profit



› Burnaby potential trends in job growth for 2020



Information Technology, Communications/ Wireless

Information Technology

Alpha Technologies
Chancery Software
Creation Technologies
Class Software
Digital Payment Technologies

Communications/Wireless

Agilent Technologies
Alcatel Canada
Fido Solutions
Nokia
Rogers Communications
Unity Wireless

Photonics

Argus Technologies
Extreme CCTV
JGKB Photonics

Typical Business Size



Stage of Business

Seed ○ Emerging ● Expanding ○ Transforming ●
(IT, Wireless) (Communications)

Designing Requirement

- ☐ On or very close to arterials.
- ☐ In a distinct and vibrant urban district.
- ☐ Fitted into low-rise office buildings or mixed-use buildings
- ☐ Ensuring a cost-effective place to do business.



Biotechnology, Health, Life Science

Biotechnology/Life Science

Abgenix
BCIT (Tech. Com. Office)
CANTEST
Chromos Molecular Systems
Inex Pharmaceuticals
Protiva Biotherapeutics
SFU (Biomedical Engineering)
Xenon Pharmaceuticals

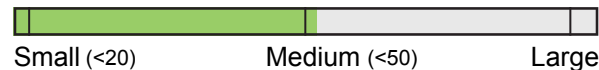
Health/E-health

Burnaby General Hospital
Telus (E-health Technology)

Medical Devices

Acoustica
Mitroflow
Neil Squire Foundation
Response Biomedical

Typical Business Size



Stage of Business

Seed ● Emerging ○ Expanding ○ Transforming ○
(Life Science)

Designing Requirement

- ☐ On or close to arterials, Good access for families or seniors.
- ☐ Fitted into office buildings or mixed-use buildings
- ☐ The availability of shared laboratory space, affordability of space.



Film, Television, Digital Entertainment, New Media

Film

Mammoth Studios
Bridge Studios
Canadian Motion Picture Park
Eagle Creek Studios
MJA Studios
UnReel Studios

TV

BCIT (training)
Global TV
Knowledge Network

New Media

Art Institute Vancouver-Burnaby (training)
eBay
Electronic Arts
IBM

Typical Business Size



Stage of Business

Seed ○ Emerging ● Expanding ● Transforming ○
(New Media) (Film/TV)

Designing Requirement

- ☐ Construction of temporary sets.
- ☐ At least on block away from arterials, but close to commercial center.
- ☐ Areas to promote company-to-company interaction, access to viewing theatres, short term office spaces, food/beverage services after 6:00 pm

**Education****K-12**

Burnaby School District 41

Post-Secondary

Art Institute of Vancouver-Burnaby (AIV)
British Columbia Institute of Technology BCIT
Simon Fraser University (SFU)
University of Phoenix (Burnaby campus)

Educational Programing

Knowledge Network (TV/web)

**Environmental Technology, Services****Power Technology**

Azure Dynamics
Ballard Power Systems
Palcan
QuestAir

Environmental Services

Associated Engineering
BC Hydro (Strategic Asset Man.)
CANTEST

Environmental Equipment

Aquasmart Technologies
InternationalWater Guard

Alternative/Renewable energy

Day4 Energy (solar)
Montenay Inc. (waste-to-energy)
Polar Battery (rechargeable)

**Tourism, Sport/ Tournaments, Arts/Culture, Retail****Attractions**

Burnaby Art Gallery
Burnaby Express
Burnaby Lake Sports Complex
Burnaby Village Museum
Deer Lake Amphitheatre
8 Rinks
Hart House
Horizons

Festivals

Burnaby Blues and Roots Festival
Symphony in Park
Festival of Lights

Parks

Burnaby Mountain
Barnet Marine
Burnaby Lake

Typical Business Size**Stage of Business**

Seed ○ Emerging ○ Expanding ● Transforming ○

Designing Requirement

- ☐ Away from arterials.
- ☐ Fitted in institutional buildings
- ☐ Provide better sports and arts related facilities.

Typical Business Size**Stage of Business**

Seed ● Emerging ● Expanding ○ Transforming ○
(Alternative Energy) (Env. Technology & Fuel Cells)

Designing Requirement

- ☐ Not necessarily close to arterials.
- ☐ not close to residential zones
- ☐ Meet the demand for green and sustainable building.

Typical Business Size**Stage of Business**

Seed ○ Emerging ○ Expanding ● Transforming ●
(Tourism) (Retail)

Designing Requirement

- ☐ On or very close to arterials and commercial center.
- ☐ In a distinct and vibrant urban district.
- ☐ Fitted into low-rise office buildings or mixed-use buildings
- ☐ Adding facilities, events, marketing and other elements that will cause people within the region (tourists or residents) to spend time in the region.



Finance, Management, Professional Services

Finance/Insurance

G & F Financial Group
Greater Vancouver Credit Union
HSBC Bank Canada
Pacific Blue Cross
Travelers Financial Group

Management

IBM Business Consulting Services
Future Shop/Best Buy

Professional Services

APEG BC
Automotive Retailers Association of BC
Hospital Employees' Union (HEU)
HLB Cinnamon Jang Willoughby



Light Industry, Warehousing / Distribution

Light Industry

Eneready Products
Haida Forest Products
Hemlock Printing
Garibaldi Glass
Quest Air
NORPAC Controls
Robeez
Saputo (formerly Dairyworld)
SwissWater Decaffeinated Coffee

Warehouse/Distribution

BC Bearing Group
Grand & Toy
Golden Boy Foods Limited
Horizon Distributors
HY Louie
Summit Logistics (Safeway)
Taiga Forest Products

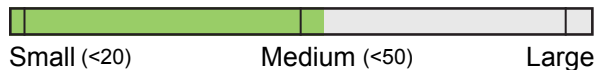


Heavy Industry

Heavy Industry

Chevron Canada
Esso
Shell
Kinder Morgan Canada (formerly Trans Mountain Pipeline)
Petro Canada

Typical Business Size



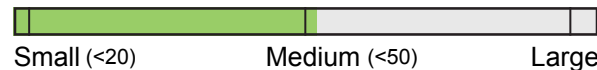
Stage of Business

Seed ○ Emerging ● Expanding ○ Transforming ●

Designing Requirement

- ☐ On or very close to arterials and commercial center.
- ☐ In a distinct and vibrant urban district.
- ☐ Fitted into low-rise office buildings or mixed-use buildings.

Typical Business Size



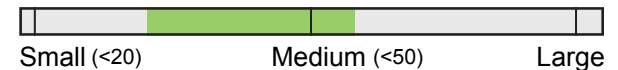
Stage of Business

Seed ○ Emerging ○ Expanding ○ Transforming ●

Designing Requirement

- ☐ Not necessarily close to arterials.
- ☐ Fitted into low-rise warehouses and low-rise office buildings.
- ☐ To use the remaining industrial land inventory more intensively and ensure that the remaining vacant land is used by firms which meet/exceed an acceptable employment density.

Typical Business Size



Stage of Business

Seed ○ Emerging ○ Expanding ○ Transforming ●

Designing Requirement

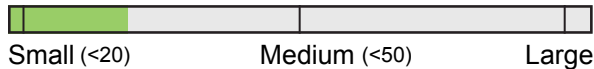
- ☐ Away from arterials.
- ☐ Away from residential zones and commercial zones.
- ☐ Fitted into massive warehouses and industrial buildings.
- ☐ To make sure that the total employment-accommodating capacity of the lands is not diminished; possibly by looking at mixed use development alternatives that include office, retail, and high quality light industry, as well as residential.

**Agriculture****Agriculture**

Market Gardens
Mayberry Farms
ProOrganics
United Flower Growers Cooperative

**Social Integration, Not-for-profit****Not-for-Profit**

Burnaby Association for Community Inclusion
Burnaby Family Life Institute
Burnaby School District #41
Edmonds Town Centre Business & Community Association
Progressive Housing Society
St. Leonard's Youth and Family Service Society
South Burnaby Neighbourhood House
UnitedWay of Lower Mainland

Typical Business Size**Typical Business Size****Stage of Business**

Seed ☐ Emerging ☐ Expanding ☐ Transforming ☒

Stage of Business

Seed ☐ Emerging ☐ Expanding ☐ Transforming ☒

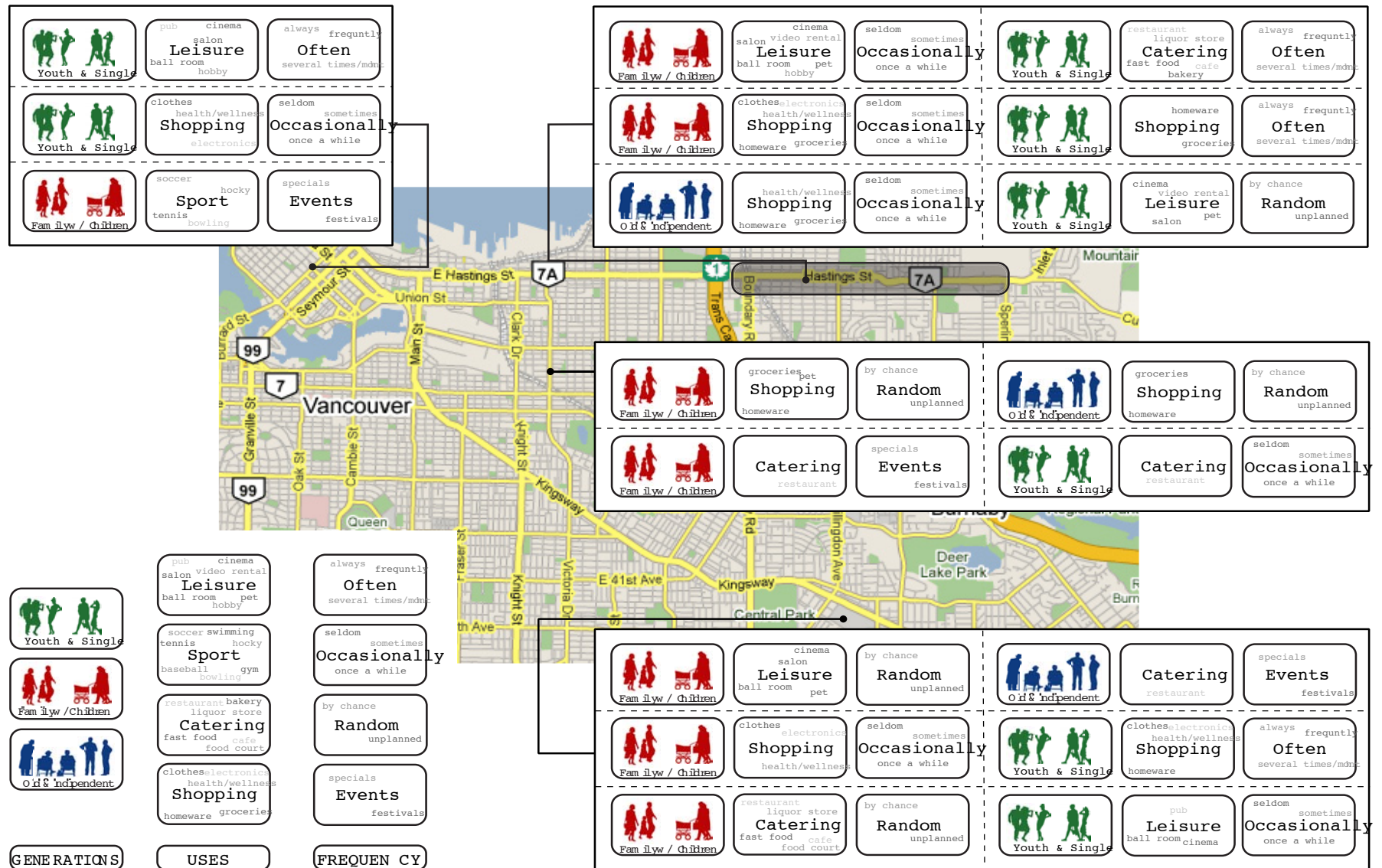
Designing Requirement

- ☐ Away from arterials.
- ☐ Away from residential zones and commercial zones.
- ☐ Fitted into institutional buildings or greenhouses
- ☐ Protecting the agricultural base.

Designing Requirement

- ☐ Not necessarily close to arterials.
- ☐ In a distinct and vibrant urban district.
- ☐ Fitted into low-rise office buildings, mixed-use buildings and institutional buildings
- ☐ To provide and consider expanding the provision of affordable office/programming space for non-profit organizations.

»Local Residents Shopping Habits Map (Based on individual interviews)





Hastings Corridor Land Use Map: Where People Shop and Eat

Legend

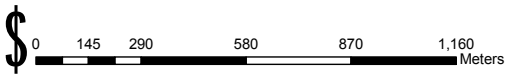
- Hastings_Street
- Cliff_Street
- Boundary_Road

Where People Shop and Eat within 400 m of Hastings

Description

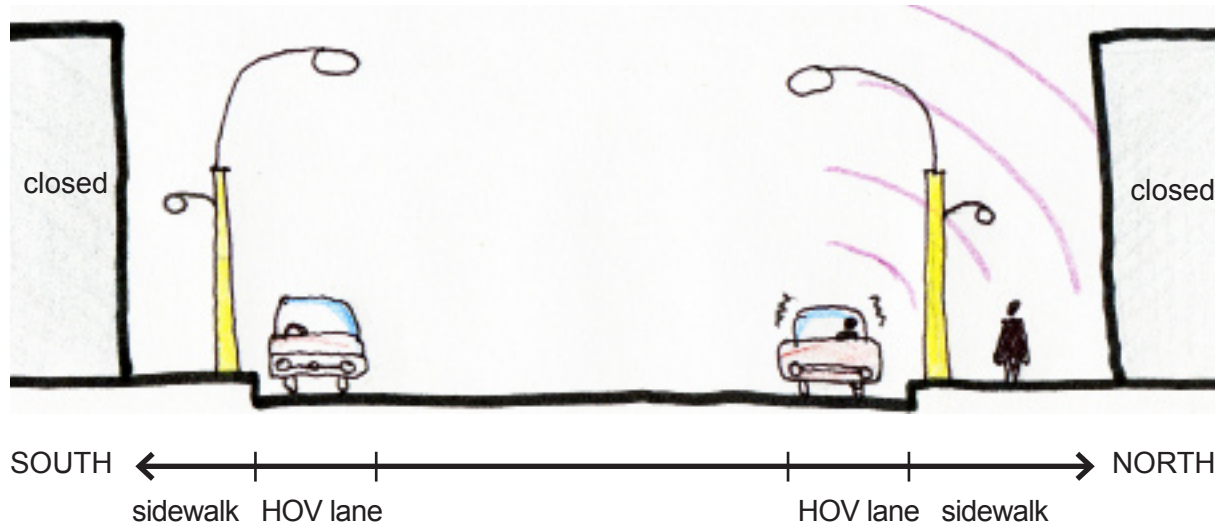
- Automobile dealership
- Automobile paint shop, garages, etc.
- Automobile sales (lot)
- Bank
- Car wash

- Convenience store/service station
- Fast food restaurants
- Food market
- Lumber yard or building supplies
- Neighbourhood Pub
- Restaurant only
- Retail Strip
- Service station
- Shopping centre - neighbourhood
- Store(s) and living quarters
- Store(s) and offices
- Store(s) and service - commercial
- Store(s) and/or offices with apartments
- Theatre buildings
- <all other values>



›The influences of Hasting HOV Lane

Morning (6:00am-8:30am)



HOV lanes were added to Hastings Street in September 1996.

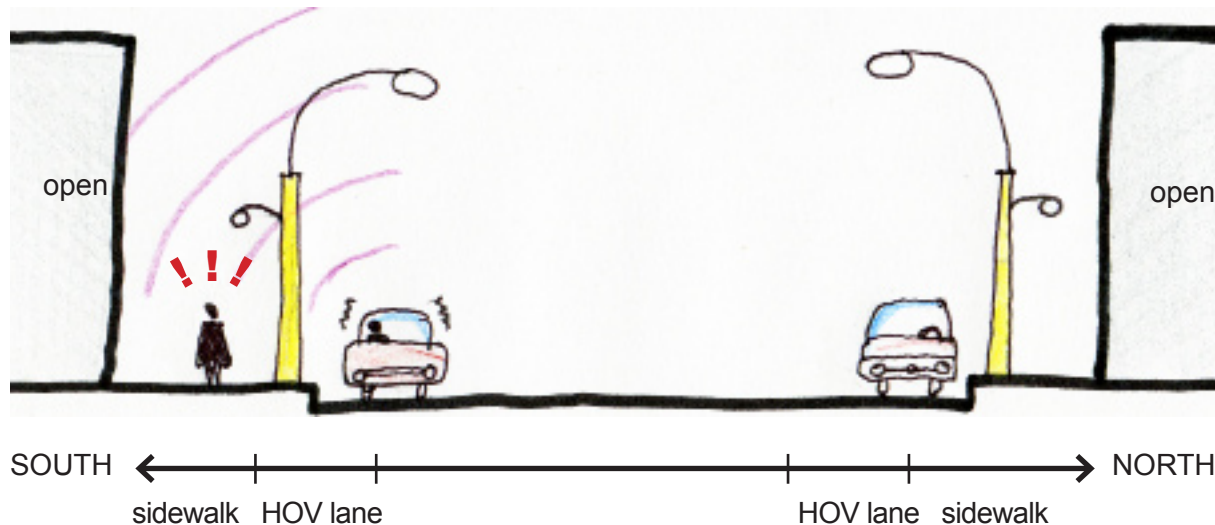
Fact

Use of the westbound HOV lanes is restricted to vehicles with two or more people between 6 and 8:30 a.m. During other times, the lanes are used for parking.

Influence

The morning commute is not a problem for Heights merchants because the rush is over before most businesses open.

Evening (3:00pm-6:30pm)



Fact

Use of the eastbound HOV lanes is restricted to vehicles with two or more people between 3 and 6:30 p.m.

Influence

The traffic whips by the sidewalk at 50 kilometres per hour and creates a lot of wind. It is an unpleasant and noisy experience to walk along Hastings St. during this period of time.