

the future of the corner store
heather maxwell

symbiotic urbanism masterplan : hastings corridor individual design

The Role of the Humble Neighbourhood Store:

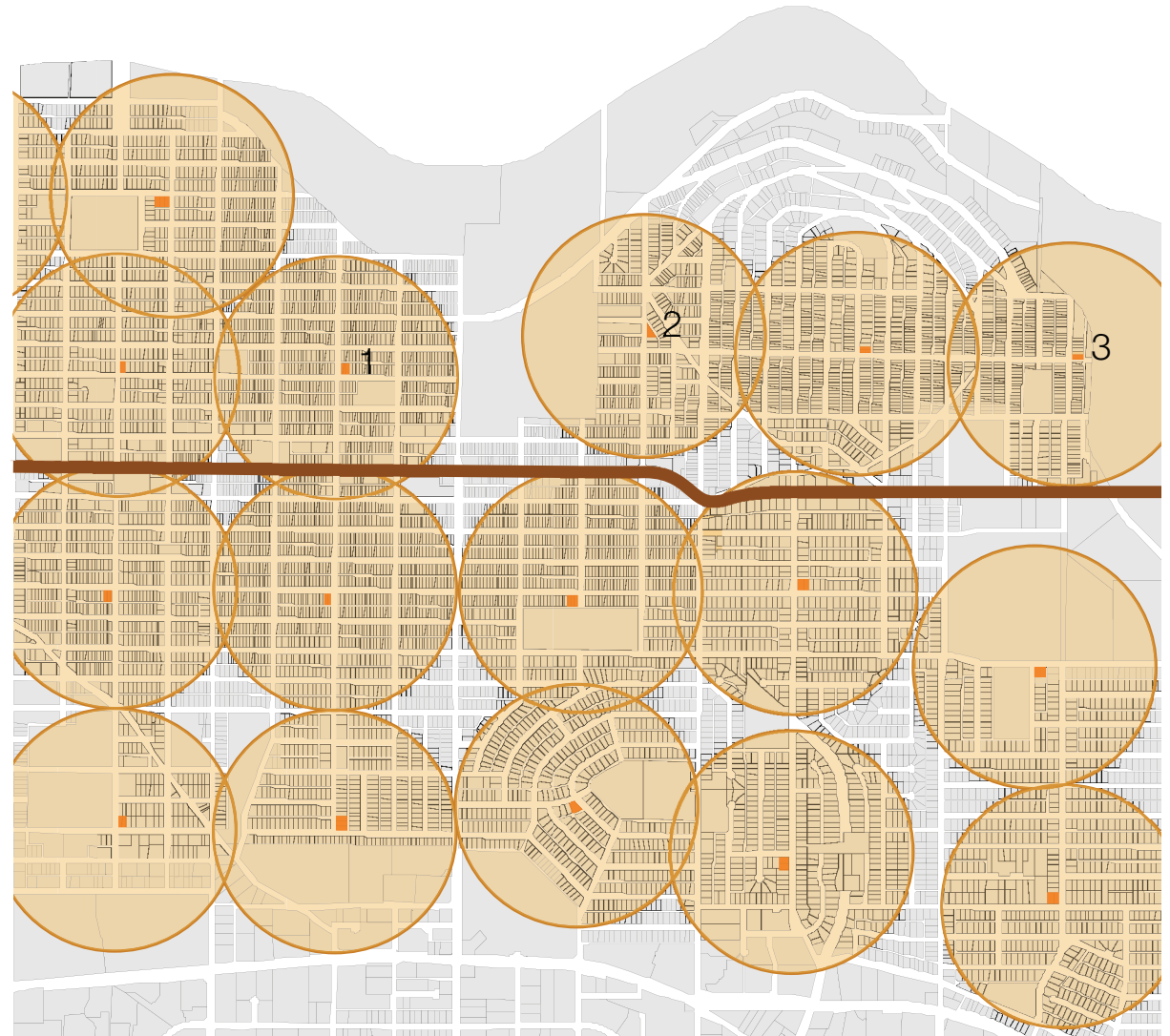
The traditional corner store should be inserted back into the modern suburban landscape as an urban amenity. Its reintroduction is measured by a serious commitment to creating walkable and sustainable neighbourhoods that provide access to daily necessities within a five-minute (400m) walking distance. Due to this focused catchment area, the corner store has the capacity to address local adjacencies and audiences, enabling the store to accurately reflect its supporting neighbourhood. This specificity will incite unique intersections between programmes that showcase the existing milieu and will cultivate new scenarios for social and cultural growth. The corner store is a focal point for social interaction within an otherwise undifferentiated suburban grid. It is a catalyst for not only the exchange of goods but also the site of social exchange.



Photos of various corner stores throughout Vancouver.

The Sustainable Neighbourhood:

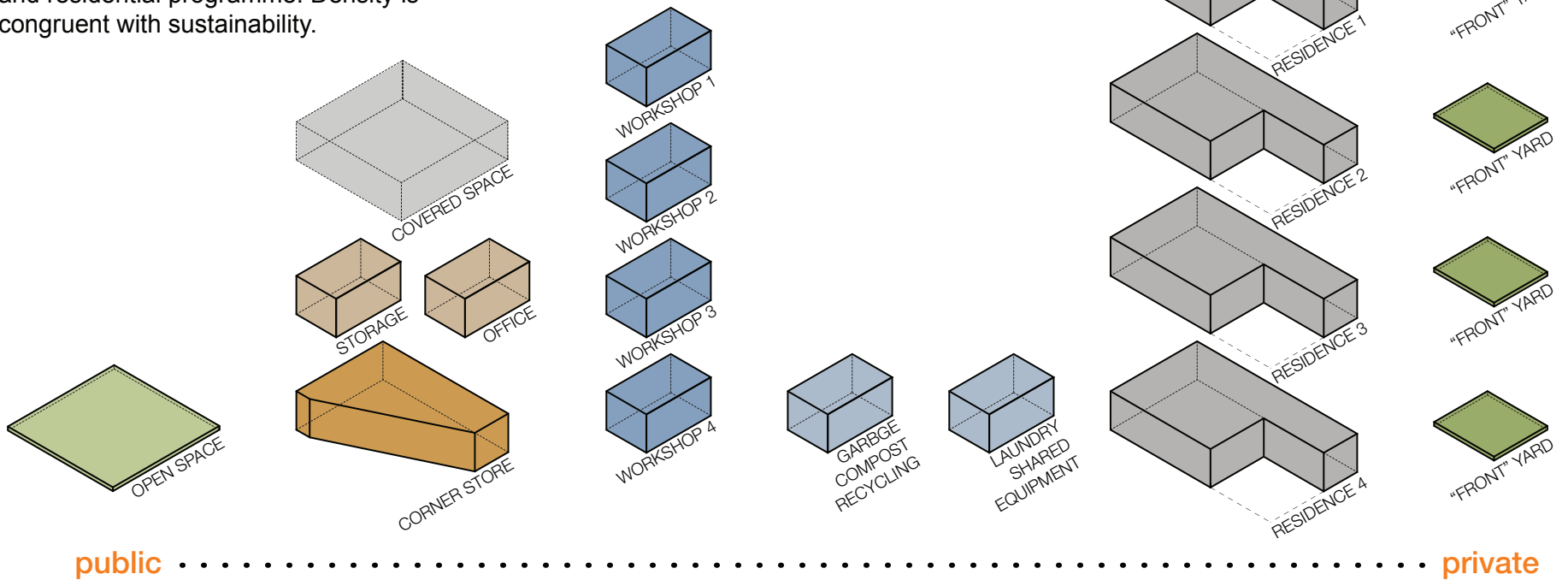
In order to commit to sustainability, the future development of suburban neighbourhoods needs to be considered. At present, Hastings St provides the only opportunity for residents to purchase daily necessities and groceries. Without resources within walking distance, residents are forced to drive. This is not a sustainable lifestyle. This proposal seeks to insert a series of corner stores at intervals of 400m throughout the residential suburbs of Burnaby. This new field of resources would provide an alternative to Hastings St that would encourage self-propelled forms of transportation. Additionally, corner stores would create new opportunities for the kind of neighbourly social interaction that has previously been constrained to the unwelcoming atmosphere of a busy arterial road. This proposal - coupled with the idea that suburbia could easily absorb half of the predicted population of increase of Burnaby through lane-way housing, basement suites and duplexes – would create an entirely different version of suburbia without losing its sense of character.



Each orange dot represents a new corner store and the circle shows the store's catchment area (5min walking distance = 400m)

Components of the Corner Store:

The physical space of the corner store is only one small portion of the entire programme. Four dwellings are included. Shared spaces benefit both the commercial and residential programme. Density is congruent with sustainability.

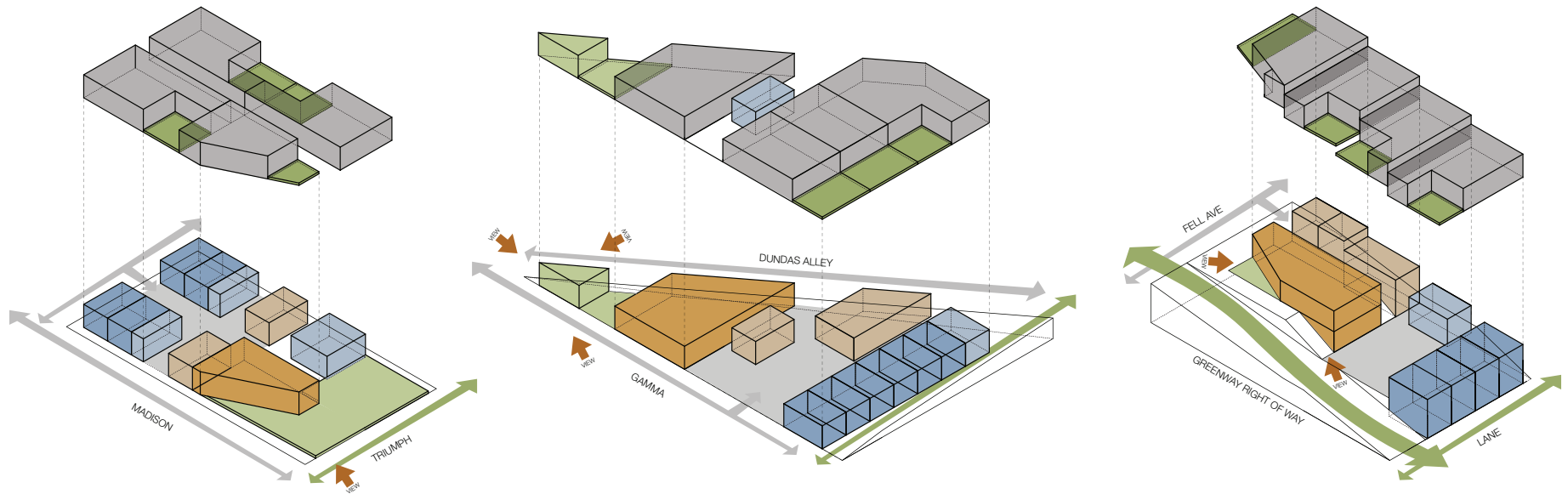


Reflection of Region: Adaptation to Site & Audience

Madison & Triumph is bounded by single-family homes and needs to cater to young families with children that attend the nearby school. Its scale must respect the modest residential neighbourhood but its form must attract attention in order to differentiate itself.

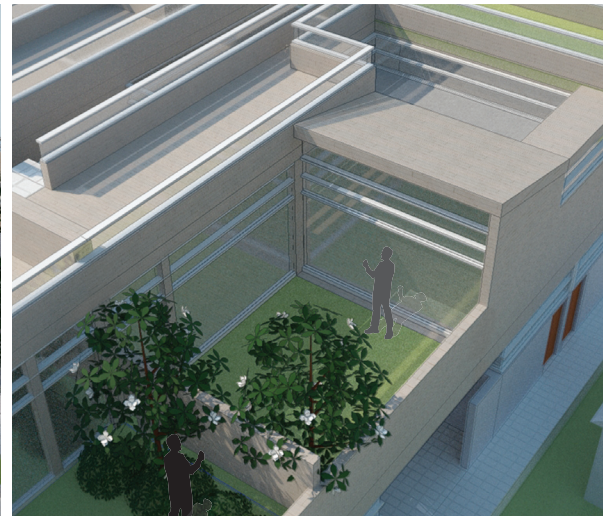
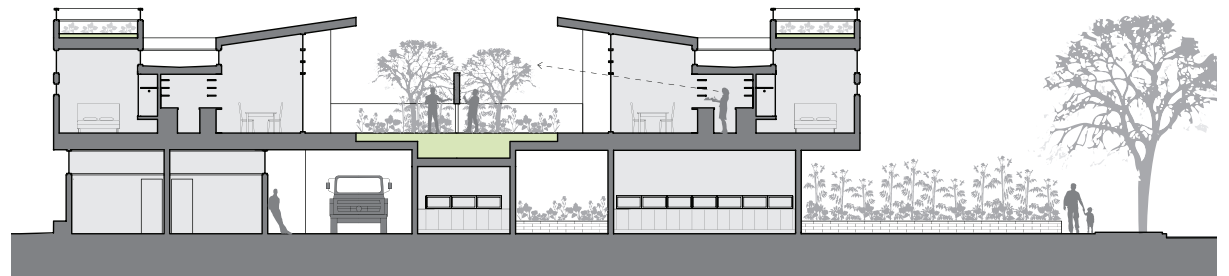
Gamma & Dundas sits on a small crest just before the ascent of Capitol Hill. It offers great views to adjacent Confederation Park and distant Vancouver. The permeable ground plane allows access through the site to the park. Live/Work units are nearby.

Fell & Dundas is an atypical site because it does not exist at an intersection. However, it abuts a pedestrian right-of-way that connects to a steep greenway and future eco-business park. The programme realigns itself to this orientation, audience and slope.



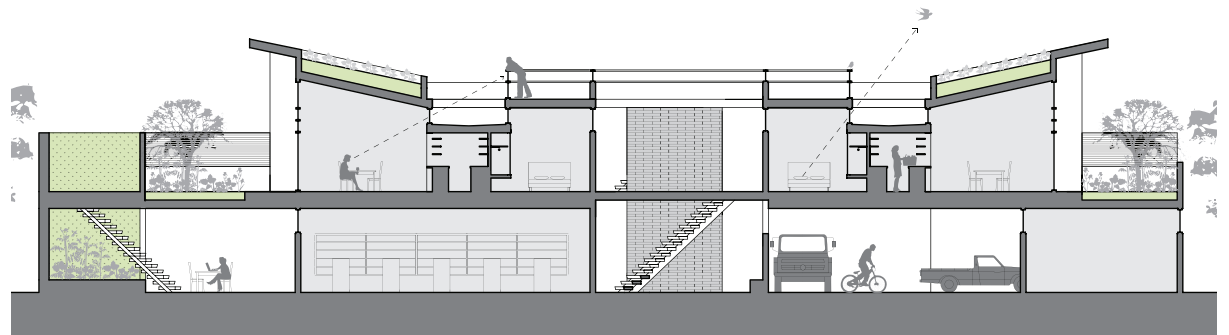
Madison & Triumph: A Neighbourhood Centre

This corner store would become de facto community centre in the middle of suburbia. It offers a scale and type of programme that is not found within the property limits of private land. The public outdoor spaces allow for interaction between neighbours and provide a different scale of outdoor amenity.



Gamma & Dundas: The Focal Point of Capitol Hill

This location bridges the gap between the adjacent public park and a neighbourhood of future live/work development. Its form responds to its site, creating a focal point for the area that is visible from a great distance. It gives over a portion of its site to the public realm, fulfilling its role as a gathering point.



Fell & Dundas: Eco-Greenway Rest Stop

The steep topography of this site creates a challenge. A major setback from the greenway reinforces the site's connection to the Trans-Canada Trail and future eco-business park. The site allows fluid interaction between all neighbouring constituents, reconciling commercial and residential interests.

