

## Fraseropolis.com Urban Villages Index

### Commercial Drive – March 31, 2012

Approximate number of walkable storefront blocks = 40 allowing 2 for Venables, 2 for assorted side-street uses

Criteria	Points available	Points scored	Comments
Housing choices within walking distance, including seniors' housing; housing in village core	20	15	Co-op and rental housing on side streets; one independent seniors apartment; future demand for more rental and seniors' housing
Transit hub with frequent service (i.e. ≤ 15 minutes) along diverse routes	12	11	Frequent north-south service , transit hub at Skytrain station; no east-west service on 1 <sup>st</sup> Ave.
Area plan or strategy; municipal policies to promote mixed-used development; incentives or mechanism to create mixed-use development; funding for infrastructure and beautification	12	8	Area plan out of date (1983). New process was starting in spring 2012. Ad hoc residential development has been careful in recent years, but criticism of larger-scale development at Broadway. Grandview Park was reconstructed in 2010. Traffic calming needed.
Everyday services for residents e.g. food market, drug store, clothing, dry cleaning	10	8	Most everyday goods except shoes and electronics. Lower-end department stores disappeared years ago. Trout Lake farmers market, best in region, is walkable/bikeable.
Access to trails, walkable waterfront or heritage neighbourhood	8	6	Walking/cycling route to downtown is not inviting; otherwise very good
Public amenities: arts centre, recreation, library, museum, seniors' or community centre	8	6	Community and rec centre, library and art gallery
General aesthetic appeal/ambience	6	4	Groovy shop fronts, lots of pedestrians, but heavy vehicle traffic
Variety of modest-cost dining for employees, families	5	4	Wide variety
Availability of office space	4	3	Ok, with some social agency offices; some post-1980 architecture is brutal
Quick access (walk, bike or transit) to next village	4	2	Hastings-Sunrise to the northeast is a 20-minute walk, easy bike ride
Sidewalks to standard	3	3	
Effective business improvement association	3	2	May be pursuing development at the expense of local character
Availability of pre-school care	2	2	Several choices
Outlets for local artists and craftspeople	2	1.5	Cafes have art. Art tours. A bit short on the craftsy side

Bicycle racks or bicycle parking	1	1	
Bonus points: parking meters	2	2	
<b>TOTAL</b>	<b>100</b>	<b>78.5</b>	