

Fraseropolis.com Urban Villages Index

Fort Langley (Township of Langley) April 3 and April 4 2015

Approximate number of walkable storefront blocks = 11

Criterion	Points available	Points scored	Comments
Availability of housing choices within walking distance, including seniors' housing; housing in village core	20	11.5	This is a high-income subdivision. Housing types include recent condo apartments, including a limited supply of main street apartments above commercial space. There is a seniors' hospital but no seniors' residence.
Transit hub with frequent service (i.e. ≤ 15 minutes) along diverse routes	12	5.5	A community shuttle provides half-hourly service, with one extra run morning and evening, to shopping and a commuter bus loop at Highway 1.
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mechanism to create mixed-use development; funding for infrastructure and beautification	12	9.5	The 1987 written plan is obsolete, although it does recognize the unique potential of this site to function as both a tourist draw and a village service centre. Residential densification decisions made post-2000 have created more employment, business and service opportunities than were contemplated in the plan.
Everyday services for residents e.g. food market, drug store, clothing, dry cleaning	10	6.5	Range of retail services is improving but still incomplete; selection of shops is weighted towards gifts, art and antiques.
Access to trails, walkable waterfront or heritage neighbourhood	8	7	Pleasant waterfront trail offers great walking or cycling connection to heritage and picnic sites some kilometres west.
Public amenities: arts centre, recreation, library, museum, seniors' or community centre	8	3.5	Historic fort, agricultural museum, public art gallery
General aesthetic appeal/ambience	6	5	Heritage feel, greenery, river walk, but plenty of car traffic throughout
Variety of modest-cost dining for employees, families	5	4	Pub, Asian, pizza and more
Office space for local professional services	4	3	New office and commercial development
Quick access (walk, bike or transit) to next village	4	0	No
Sidewalks to standard	3	1.5	No. In particular, pedestrian access along 96 Avenue from the west is dodgy
Effective business improvement association	3	2	A high-income, well maintained area
Availability of pre-school care	2	1	

Outlets for local artists and craftspeople	2	1.5	
Bicycle racks or bicycle parking	1	.5	
Bonus points: parking meters	2	1	
TOTAL	100	63	The village is very attractive and safe; however, the Fraseropolis scoring system also gives high marks for self-sufficiency, transit service and inclusiveness, areas where Fort Langley does less well