

## Fraseropolis.com Urban Villages Index

**Ladner February 22 2014**

Approximate number of walkable storefront blocks -- about 10 in the core village and waterfront plus about 4 blocks (mall-style) on nearby arterial streets and roads

Criterion	Points available	Points scored	Comments
Availability of housing choices within walking distance, including seniors' housing; housing in village core	20	14	Rental and condo apartments around the village core. Rents are relatively low. Dedicated seniors housing is beyond walking distance
Transit hub with frequent service (i.e. ≤ 15 minutes) along diverse routes	12	4	Shuttle service to the Ladner Exchange, where the 601 runs frequently in peak hours to Richmond Bridgeport. TransLink reports that transit use in South Delta is low, while per-passenger service costs are the highest in the Metro Vancouver region.
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	Difficult to score. The official community plan process appears to consist of a base plan (1995) plus ongoing amendments. This is not an ideal process, but the municipality appears to be realizing its modest objectives, including the creation of a positive environment for local independent business. There is also a more recent (2011) Ladner waterfront plan. Over-protection of single-family detached housing beyond the core.
Everyday services for residents e.g. food market, drug store, clothing, dry cleaning	10	9	2 supermarkets and other chain stores in the shopping malls, boutique-style shopping in the village core
Access to trails, walkable waterfront or heritage neighbourhood	8	6	Waterfront trails in both directions from the village core
Public amenities: arts centre, recreation, library, museum, seniors' or community centre	8	4	Museum, public library. Seniors recreation centre. Seniors services info centre. Municipal hall and main rec centre are 3 kilometres across town, by the freeway. Arts focus is in Tsawwassen, South Delta's other urban village.
General aesthetic appeal/ambience	6	5	The village core is small but pretty and prosperous, protected from traffic and close to the waterfront
Variety of modest-cost dining for employees, families	5	3.5	
Office space for local professional services	4	4	Much of the new space in the village core is in fact professional space
Quick access (walk, bike or transit) to next village	4	.5	10 kilometres to Tsawwassen; other villages are out of reach except by car
Sidewalks to standard	3	3	

Effective business improvement association	3	3	The website mentions residents and community, which is rare
Availability of pre-school care	2	1	
Outlets for local artists and craftspeople	2	0	
Bicycle racks or bicycle parking	1	1	
Bonus points: parking meters	2	0	
<b>TOTAL</b>	<b>100</b>	<b>66</b>	