

Fraseropolis.com Urban Villages Index

Lower Lonsdale July 19 2014

Approximate number of walkable storefront blocks = about 20 walkable storefront blocks plus Lonsdale Quay

Criterion	Points available	Points scored	Comments
Availability of housing choices within walking distance, including seniors' housing; housing in village core	20	16	Seniors housing, social housing, affordable (though ageing) rental housing
Transit hub with frequent service (i.e. ≤ 15 minutes) along diverse routes	12	10	SeaBus terminal with frequent bus service to much of the North Shore
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	High priority for densification; some would say too high. City has worked to create green space and walkable streetscapes, and to enable a diversity of commercial services in mixed-use structures. 2014 Central Waterfront plan is overly focused on targeted commercial issues with insufficient attention to the broader village.
Everyday services for residents e.g. food market, drug store, clothing, dry cleaning	10	7.5	IGA, independent pharmacy; hardware is in Central Lonsdale
Access to trails, walkable waterfront or heritage neighbourhood	8	6	Waterfront opportunities are expanding, and an excellent trail has opened up to the west of the village, leading to the Lions Gate Bridge
Public amenities: arts centre, recreation, library, museum, seniors' or community centre	8	5	Neighbourhood house, community centre with an emphasis on seniors programs. Library, police and hospital are located in Central Lonsdale
General aesthetic appeal/ambience	6	4.5	Ocean views, green spaces, Lonsdale Avenue retains attractive high street characteristics. Some rawness related to new development and heavy traffic on Esplanade.
Variety of modest-cost dining for employees, families	5	3.5	
Office space for local professional services	4	4	
Quick access (walk, bike or transit) to next village	4	4	Central Lonsdale
Sidewalks to standard	3	3	
Effective business improvement association	3	0	Formation of BIA is proposed in 2014 central waterfront plan
Availability of pre-school care	2	1	

Outlets for local artists and craftspeople	2	2	Community ArtSpace and Cafe for Community Art
Bicycle racks or bicycle parking	1	1	
Bonus points: parking meters	2	0	
TOTAL	100	77	