

Fraseropolis.com Urban Villages Index

Sapperton November 10 2017

Approximate number of walkable storefront blocks – 9, split into two sections by the Royal Columbian Hospital. There are no residential areas adjacent to the east or the north of the village, so the walk-in market for the commercial businesses is limited.

Criterion	Points available	Points scored	Comments
Availability of housing choices within walking distance, including seniors' housing; housing in village core	20	14.5	Rental apartments west of Columbia Street, condo apartments, a large seniors' residence
Transit hub with frequent service (i.e. ≤ 15 minutes) along diverse routes	12	9	Skytrain station at Sapperton; bus service to Braid Station and to downtown New West
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	6	New Westminster has a capable council and planners, but their intention for this area is unclear. There is a bare mention of Sapperton in the 2017 city plan. Much appears to hinge on the success or failure of a proposed mega-development around Braid station.
Everyday services for residents e.g. food market, drug store, clothing, dry cleaning	10	4.5	Supermarket and bank, with some thrift stores
Access to trails, walkable waterfront or heritage neighbourhood	8	5.5	Some historic interest in the residential streets. Hume Park trails.
Public amenities: arts centre, recreation, library, museum, seniors' or community centre	8	3.5	Hospital, obviously; Pensioners Hall. Centennial Recreation Centre is 15-20 minutes by foot.
General aesthetic appeal/ambience	6	3.5	No consistent aesthetic. The hospital towers dominate the high street, and the new architecture of the Brewery District is unwonderful
Variety of modest-cost dining for employees, families	5	4	Asian food, pubs
Office space for local professional services	4	4	
Quick access (walk, bike or transit) to next village	4	2.5	Bus to downtown New West
Sidewalks to standard	3	3	
Effective business improvement association	3	0	No sign
Availability of pre-school care	2	1	
Outlets for local artists and craftspeople	2	1	100 Braid Street has co-working space
Bicycle racks or bicycle parking	1	1	
Bonus points: parking meters	2	0	
TOTAL	100	63.0	