

Fraseropolis.com Urban Villages Index

Lougheed Town Centre April 9 and April 13 2016

Approximate number of walkable storefront blocks = 14-18. This is a mostly a collection of malls, although four blocks of 137 Street, parallel to King George, resemble an old-fashioned high street.

| Criterion | Points available | Points scored | Comments |
|---|------------------|---------------|--|
| Availability of housing choices within walking distance, including seniors' housing; housing in village core | 20 | 17 | A large 55+ complex, seniors housing, and more townhomes than in most of the region |
| Transit hub with frequent service (i.e. ≤ 15 minutes) along diverse routes | 12 | 9 | Bus loop with B-Line service to Surrey Central |
| Area plan or strategy; municipal policies and incentives to promote mixed-used development; funding for infrastructure and beautification | 12 | 4 | The planning process for the town centre core has moved at glacial speed; the rest of the village seems to be ignored in municipal documents |
| Everyday services for residents e.g. food market, drug store, clothing, cleaners | 10 | 9 | Many services available in the malls along Kind George between 72 and 76 avenues |
| Access to trails, walkable waterfront or heritage neighbourhood | 8 | 6 | A pretty new central park, Hazelnut Meadows Park just to the east |
| Public amenities: arts centre, recreation, library, museum, seniors' or community centre | 8 | 5 | Library, swimming pool, arena, police, seniors' activity centre. |
| General aesthetic appeal/ambience | 6 | 3.5 | |
| Variety of modest-cost dining for employees, families | 5 | 3 | Fast food chains, chain restaurants |
| Office space for local professional services | 4 | 2.5 | 137 Street |
| Quick access (walk, bike or transit) to next village | 4 | 1 | Surrey Central is 30 blocks to the north |
| Sidewalks to standard | 3 | 2 | |
| Effective business association | 3 | 1.5 | On Facebook. Do not appear to have landed a spot for their area in the municipal plan |
| Availability of pre-school care | 2 | 2 | |
| Outlets for local artists and craftspeople | 2 | 0 | |
| Bicycle racks or bicycle parking | 1 | .5 | |
| Bonus points: parking meters | 2 | 0 | |
| TOTAL | 100 | 66.0 | |