

Fraseropolis.com Urban Villages Index

Cloverdale – March 17, 2012; revisited April 12, 2015

Approximate number of walkable storefront blocks = 14

Criteria	Points available	Points scored	Comments
Availability of housing choices within walking distance, including seniors' housing; housing in village core	20	13.5	Condo and rental housing east of core. Seniors housing including ass'td living. Housing under construction on west side; none on main street
Transit hub with frequent service (i.e. ≤ 15 minutes) along diverse routes	12	5.5	Langley-Guildford 30 min Langley Surrey Ctrl 15 min at peak Cloverdale-Willowbrook 30 min/1 hr
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	Mixed-used development on west perimeter has stalled. 2000 area plan. Beautification plan. New auto-dependent commercial strips at perimeter and nearby
Everyday services for residents e.g. food market, drug store, clothing, dry cleaning	10	5	Food market and drug store
Access to trails, walkable waterfront or heritage neighbourhood	8	2	Area to the east has a few older homes. North is summer rodeo grounds (dead space); south is farmland
Public amenities: arts centre, recreation, library, museum, seniors' or community centre	8	4.5	Library, museum, community elementary school; new rec centre is beyond normal walkable distance
General aesthetic appeal/ambience	6	4	"Home of Smallville", a TV series; secluded from heavy traffic
Variety of modest-cost dining for employees, families	5	3.5	Chinese, pubs
Office space for professional services	4	2	
Quick access (walk, bike or transit) to next village	4	0	
Sidewalks to standard	3	1	Approach sidewalks inconsistent
Effective business improvement association	3	1	Website obsolete in style & content
Availability of pre-school care	2	2	Two facilities
Outlets for local artists and craftspeople	2	0	
Bicycle racks or bicycle parking	1	0	
TOTAL	100	52	Revised 2015; net change -.5
Bonus points: parking meters	2		