

Fraseropolis.com Urban Villages Index

Tsawassen June 15 2013

Approximate number of walkable storefront blocks -- 9. Shops and services are clustered in plazas and are sometimes out of sight of the high street.

Criterion	Points available	Points scored	Comments
Availability of housing choices within walking distance, including seniors' housing; housing in village core	20	14.5	Extensive existing stock of condo apartments, although government has limited both the central development area and the number of additional units to be allowed. There is seniors housing in the village and rental apartments within walking distance.
Transit hub with frequent service (i.e. ≤ 15 minutes) along diverse routes	12	3	The 601 runs frequently in peak hours to Richmond Bridgeport. The C84 and C89 community shuttles run hourly through the day on the east and west side of Tsawassen
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	7	The plan is easily available and comprehensive, but local government has tightly defined the limits of the central area, enabled parking-lot-focused development and segregated commercial and residential uses.
Everyday services for residents e.g. food market, drug store, clothing, dry cleaning	10	8	Big box stores and chain stores are lacking, but there is a diversity of locally owned services
Access to trails, walkable waterfront or heritage neighbourhood	8	2	
Public amenities: arts centre, recreation, library, museum, seniors' or community centre	8	7	Arts centre, recreation centre, library, seniors activity centre with meeting space, police office
General aesthetic appeal/ambience	6	3	Village is centred on a highway. Parking lots dominate.
Variety of modest-cost dining for employees, families	5	4	
Office space for local professional services	4	4	
Quick access (walk, bike or transit) to next village	4	0	
Sidewalks to standard	3	2	
Effective business improvement association	3	2	
Availability of pre-school care	2	1	
Outlets for local artists and	2	1	2 community art galleries

craftspeople			
Bicycle racks or bicycle parking	1	0	
Bonus points: parking meters	2	0	
TOTAL	100	59	