

Phase 2 Engagement Public Workbook

02

LET'S PLAN
MISSION
HELP SHAPE YOUR COMMUNITY



WELCOME TO LET'S PLAN MISSION

The City of Mission is reviewing its Official Community Plan and wants to hear from you.

The OCP is a road map that shapes the city's future, influencing where essential places like housing, jobs, stores, parks, trails, and public spaces are developed, how we protect the environment, how well we address the social and quality of life needs of community, and what we see when we walk down the street shaping our experience and memories of the City.

Table of Contents

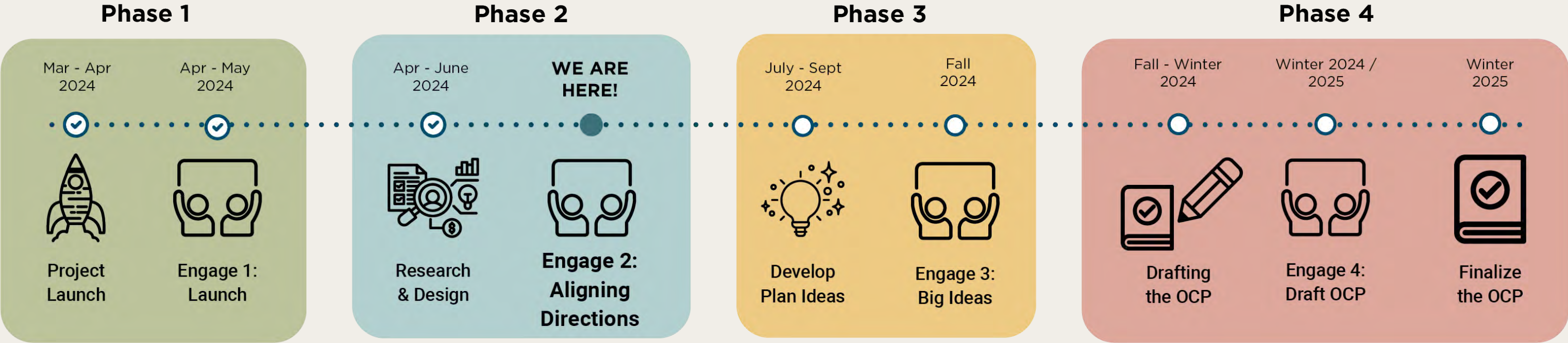
Welcome to Let's Plan Mission.....2
Refreshed Vision & Guiding Principles.....5
Complete Communities Analysis.....8
Growth Strategies & Land Use Scenarios.....20

Filled out this workbook?

You can drop of your completed answers at the front desk of the City's Welton Common office downtown to be included in this phase of engagement's What We Heard reporting back.

Welton Common: 7337 Welton Street, Mission, BC

Project Timeline



Engagement

Mission has launched an engagement process for residents to help shape how our community grows into the future.

Engage 1: Launch

- Share information about the project and ways to get involved.

Engage 2: Aligning Directions

- Ideas and values to inform development of refined or rewritten vision and guiding principles.
- Topic-specific input to guide the development of key directions
- Identification of preferred land use scenario(s).

Engage 3: Big Ideas

- Present the evolving Big Moves and high-level shifting policy directions.
- Gain insight and feedback on proposed new land use scenarios and their policy implications.

Engage 4: Draft OCP

- Share and gather feedback on the Draft OCP.
- Celebrate community input and involvement throughout the project process.

What We're Hearing So Far

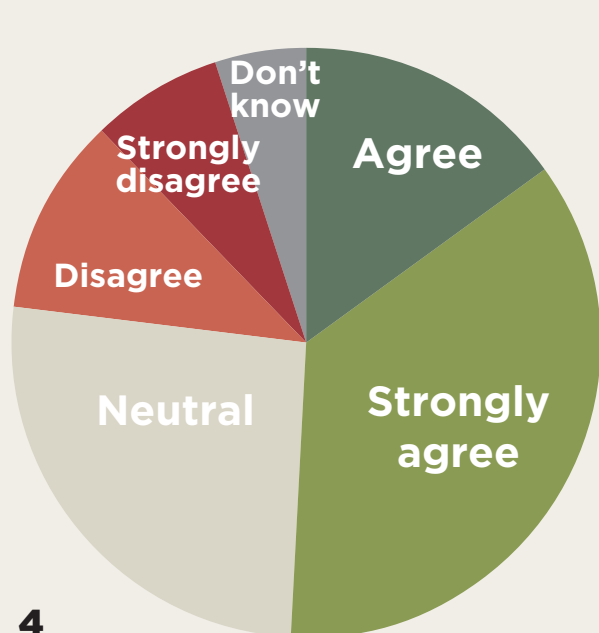
Approach

Over 750 surveys were completed between Phase 1 engagement's launch on April 2, 2024, and when it closed on June 7, 2024.

Tactics

Over the course of this phase the project team shared an introductory survey with the public, met with several committees of Council and community stakeholders, and conducted a tour of planning best practices in surrounding area communities with Council.

Do you agree with the current OCP vision?



51%
agree or strongly agree

31%
neutral or don't know

18%
disagree or strongly disagree



What are the top three things that make Mission residents happy?

48%

access to nature and recreation opportunities



34%

the people, neighbours, and local gatherings

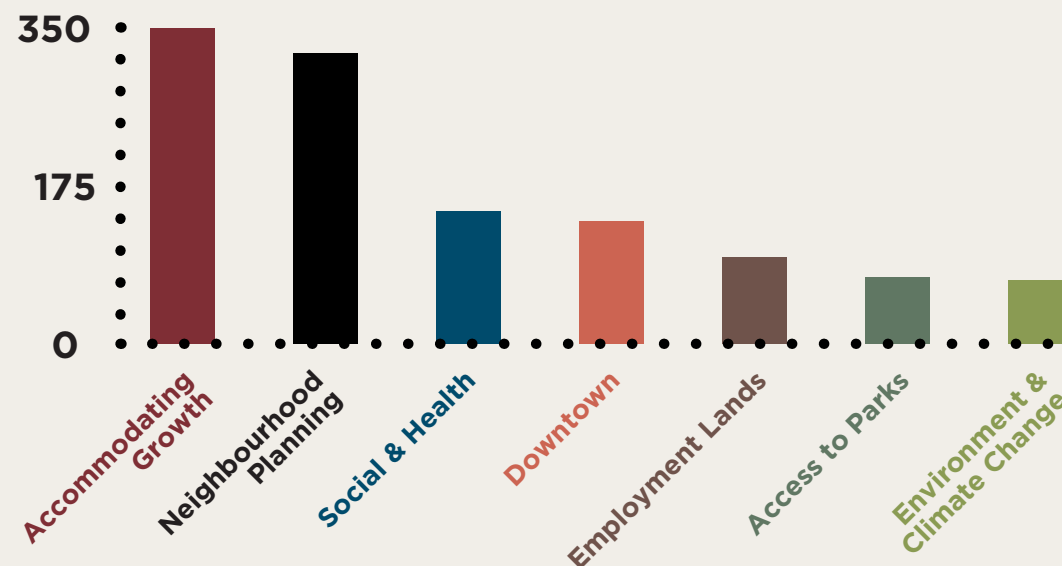


29%

the small-town feel and convenience



What are your top three priorities for Mission?



What else did we hear?

"Rural stays rural."

"I want to be able to feel safe everywhere I go in my community."

"The heart of any community lies in the people living there. Sense of belonging, community, having fun things to do, and activities to take part in, these are my priorities."

"Mission is a beautiful city nestled in the mountains with a small town feel."

"Community should be focused on the youth. They are the ones that will lead us in the future."

"A mixture of housing and peripheral business along major roads."

"A denser downtown!"

REFRESHED VISION & GUIDING PRINCIPLES

An early objective of the OCP update was to review and confirm the existing OCP Vision and Guiding Principles.

Informed by Phase 1 engagement findings, the following refreshed Vision and Guiding Principles are proposed.

Refreshed Vision

What Is A Vision?

Vision statements provide a north star that decision-makers can reference to ensure they are on the right track. Because of this, visions are usually aspirational statements. They describe the ideal Mission, and establish the direction the city must move towards in order to realize this overarching goal.

What Did We Hear?

- The majority of survey respondents agree with the current vision statement, however, almost 1 in 5 (18%) disagree.
- Transportation issues and housing affordability were highlighted as topics of greatest concern.
- Respondents also felt greater emphasis should be placed on recreation, parks, and open spaces.

CURRENT VISION

- A sustainable, safe community that supports healthy lifestyles and engaged citizens
- A friendly, connected and peaceful place to live
- We protect and nurture our green spaces – forests, mountains, rivers and lakes
- We respect First Nations territory and have strong connections to our heritage
- Businesses are flourishing in our vibrant downtown and commercial nodes
- The waterfront is a hub of activities, residences, industry and commerce
- With increasing employment, more people can work here where they live
- Families are attracted to Mission for the affordable housing, small town community feel and friendly neighbourhoods
- We walk and bike to work and play
- Multiple recreation activities and community services help everyone feel welcome and included
- Our arts and culture scene is thriving.

- Connected & Active Public Places
- Valued & Protected Natural Spaces
- Vibrant Culture & Respected History
- A Caring, Connected Community
- Economic Growth & Opportunity
- Attainable Housing for All
- Commitment to Reconciliation

The proposed vision reflects the core values and strengths of the current version, while attempting to make it more direct, clear, and contemporary.



PROPOSED NEW VISION

Mission thrives on the strength of its connections that make this place home: to our landscape, our shared histories, each other, and our neighbours throughout the Fraser Valley.

These meaningful ties are the driving force for growth, ensuring that change contributes to quality places, spaces, and opportunities for residents, businesses, and our cherished natural landscapes to reach their full potential. Celebrating these connections will grow Mission as a vibrant, complete, affordable, economically prosperous, and healthy community for current and future residents of all ages to thrive.

QUESTIONS

What do you think of the proposed Vision?
Did we get it right? What do you like? What should we change?

Refreshed Guiding Principles

What Did We Do?

Similar to the Vision, the OCP's current Guiding Principles are well-supported by residents. Minor changes can make them even more applicable to our City today.

The proposed guiding principles reflect the existing strengths of the current version, while introducing new priorities and emerging issues in Mission.

QUESTIONS

What do you think of the proposed Guiding Principles? Did we get it right? What do you like? What should we change?

CURRENT PRINCIPLES

-  **A Sustainable Mission**
-  **Environmental Stewardship**
-  **Economic Vitality**
-  **Social Strength**
-  **Compact & Complete Community**
-  **Distinct Character**
-  **Working Together**

REFRESHED PRINCIPLES

-  **Connected & Active Public Places**
Part of the small-town lifestyle Mission residents value is being close to all the outdoors, parks, and recreational activities our backyard offers. Providing more opportunities to meet recreation and park needs through an integrated network of green spaces and active mobility infrastructure will make us healthier and happier for future generations!
-  **Valued & Protected Natural Spaces**
Ensuring Mission's beloved nature is enhanced and expanded throughout the City is an important priority for residents. A commitment to ensuring our natural spaces are better protected and access expanded where appropriate is key to leveraging the longevity and health of our unique setting.
-  **Economic Growth & Opportunity**
Opportunity means ensuring economic growth provides the chance for all Missionites to benefit. This means expanding employment and education opportunities, an open-for-business attitude, and harnessing partnerships for economic prosperity that will drive Mission's growth.
-  **Attainable Housing For All**
Supporting more housing choice creates more housing affordability for a diverse population. In turn, this supports economic development and a healthy and socially prosperous future, continuing to strengthen the local economy and enhance our standing as a place where everyone can find and afford their Mission.
-  **A Caring, Connected Community**
Mission residents know their neighbours and take care of each other. As Mission grows, fostering a caring community that provides the resources and supports our residents need has never been more important. It is increasingly important to ensure new growth helps support local businesses and schools, fostering complete communities city-wide.
-  **Vibrant Culture & Respected History**
Building on its existing assets, Mission stands ready to lean into its arts, culture, and rich community history. Residents enjoy having theatre, art, dance, libraries, and many more cultural pillars right here in our city, and opportunities exist to further expand them. Preserving, telling, and amplifying these stories and places enriches the lives of us all, and helps make Mission's unique character resonate with all who call here home.
-  **Commitment to Reconciliation**
Reconciliation is an ongoing commitment, and one where Mission has already made significant strides. As the City continues to work with local First Nations, more can and will be done to advance Reconciliation.

Complete Communities Analysis

A central element of the OCP update is a focus on creating complete communities.

This section highlights the analysis completed and some of the findings from a review of Mission's current completeness. The insights from this work have helped inform the draft Growth Strategy Concepts and Land Use Scenarios.

Complete Communities

What Is A Complete Community?

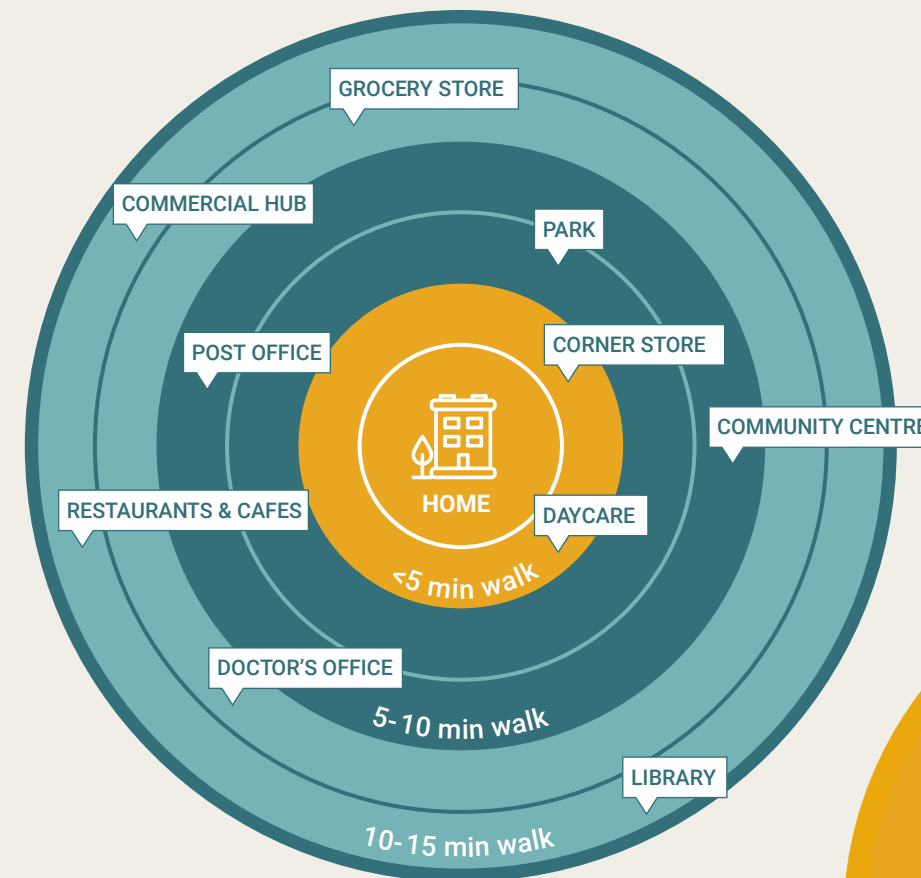
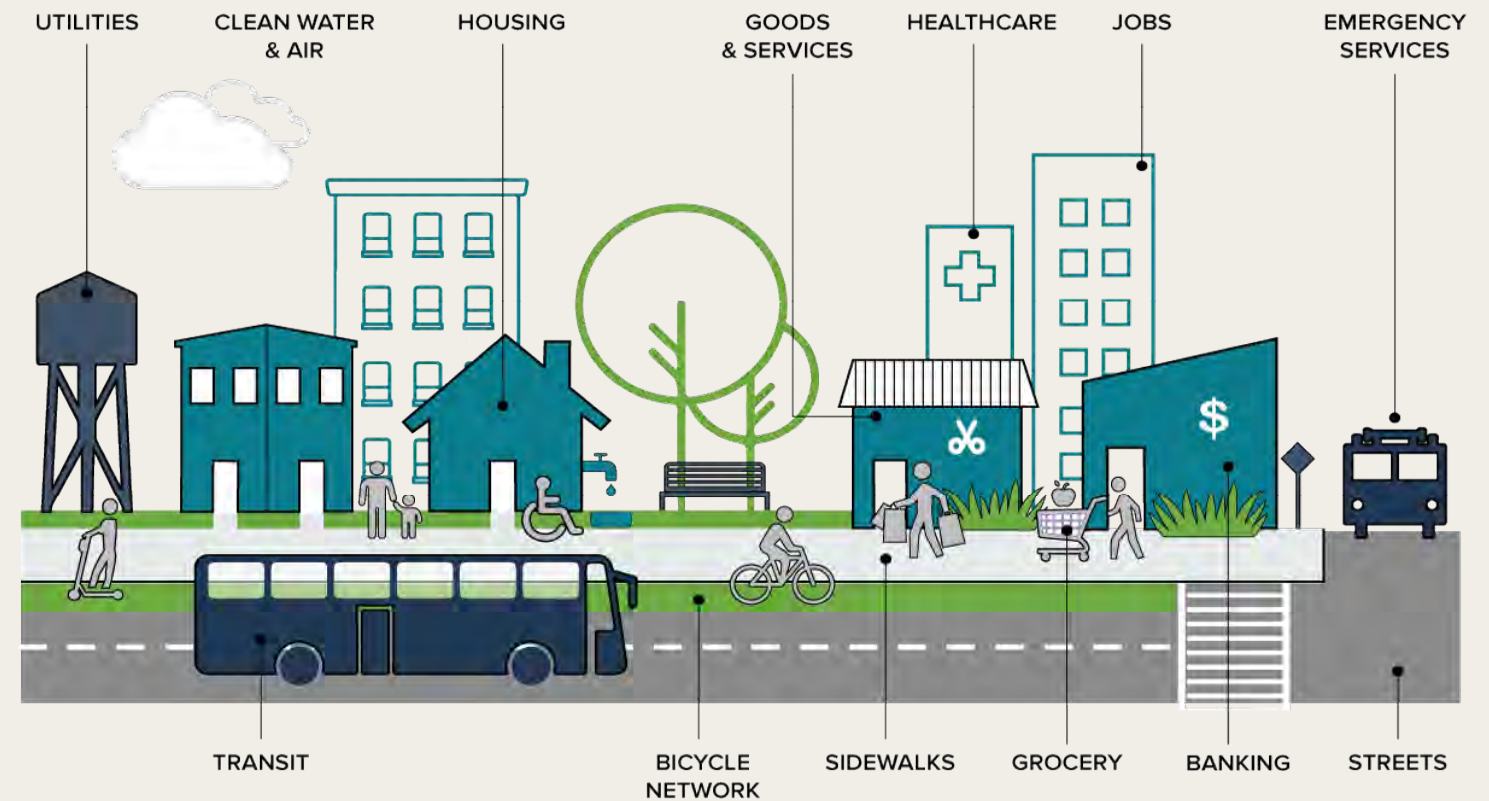
Complete Communities integrate housing and a mix of land uses in close proximity to each other (usually a 5-15 minute walk), and provide transportation infrastructure that enables residents to meet most of their daily needs without a car.

Complete communities improve residents' access to daily living and social needs, including grocery stores, restaurants, daycares, playgrounds, clinics, and community facilities. This in turn helps support local businesses and increase local spending and economic development.

By prioritizing redevelopment that focuses on walkable, livable communities, municipalities can advance their social, economic, health and environmental goals.

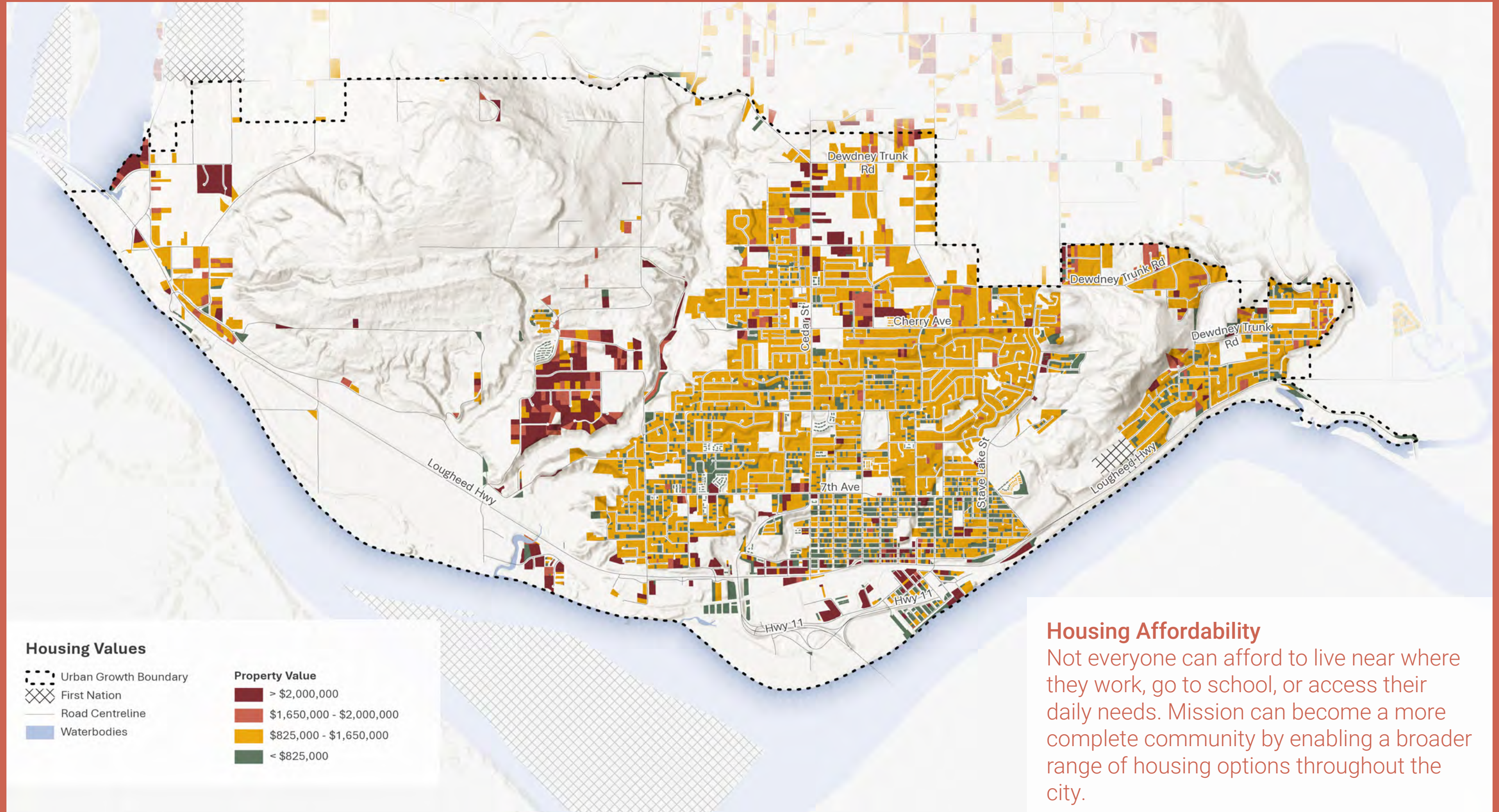
How Does The OCP Consider Complete Communities?

The OCP update project is partially funded by a Union of BC Municipalities grant. This grant supports research into complete communities, and has helped guide the Growth Strategy and Land Use Scenarios being discussed in this phase of engagement.

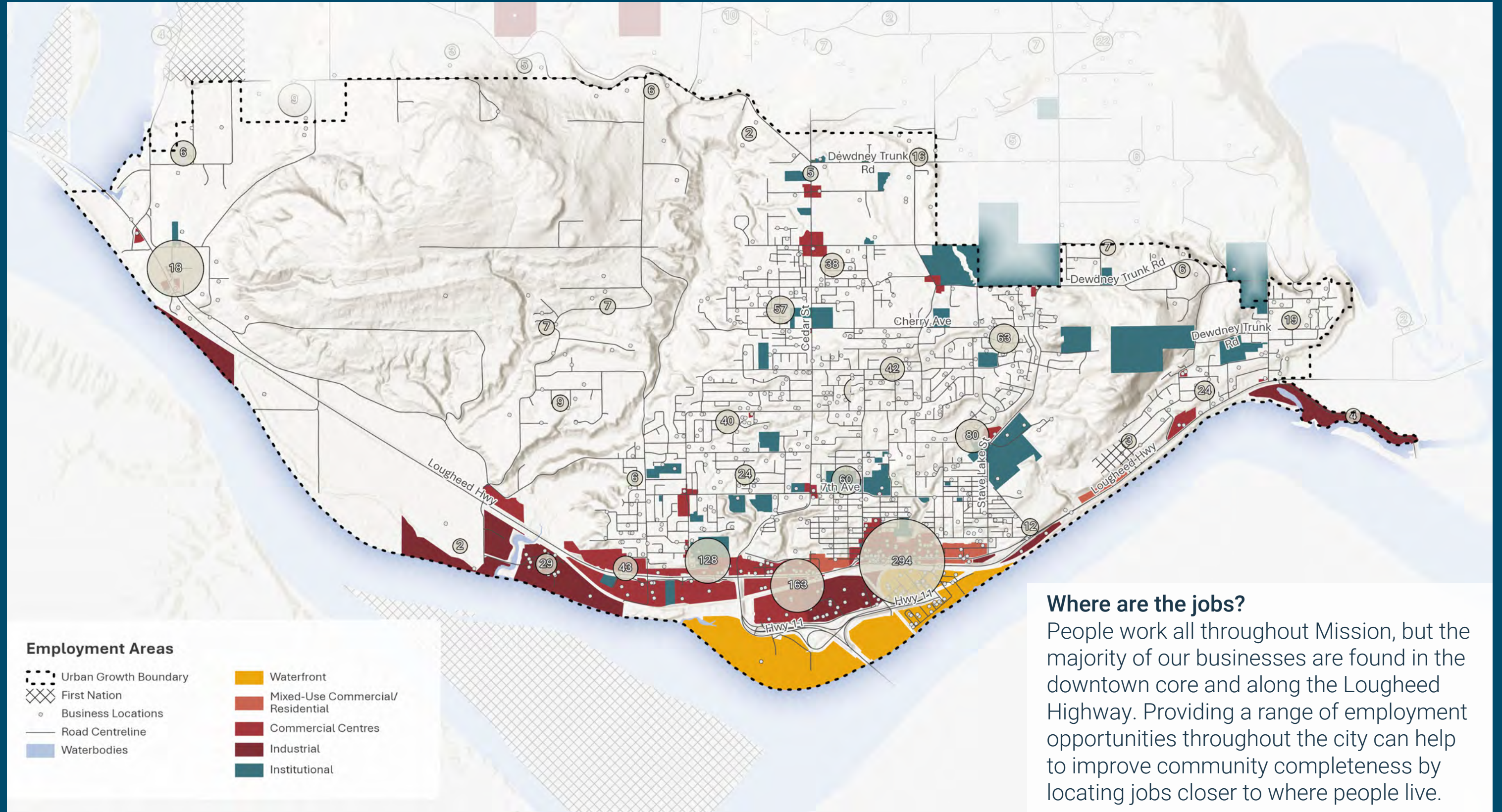


50% Lower
infrastructure costs for
complete communities,
compared to new,
low-density developments

HOUSING



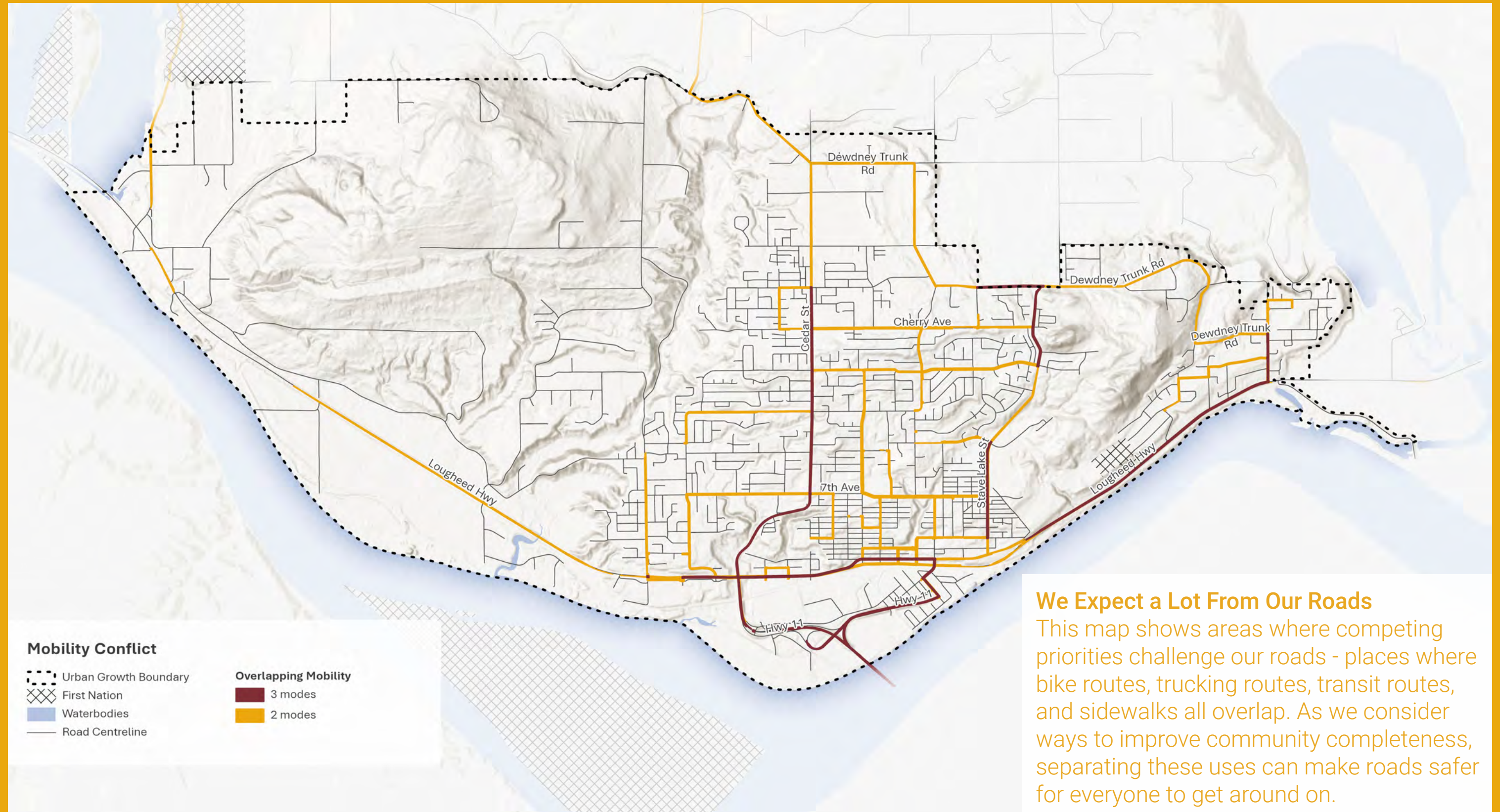
EMPLOYMENT



Where are the jobs?

People work all throughout Mission, but the majority of our businesses are found in the downtown core and along the Lougheed Highway. Providing a range of employment opportunities throughout the city can help to improve community completeness by locating jobs closer to where people live.

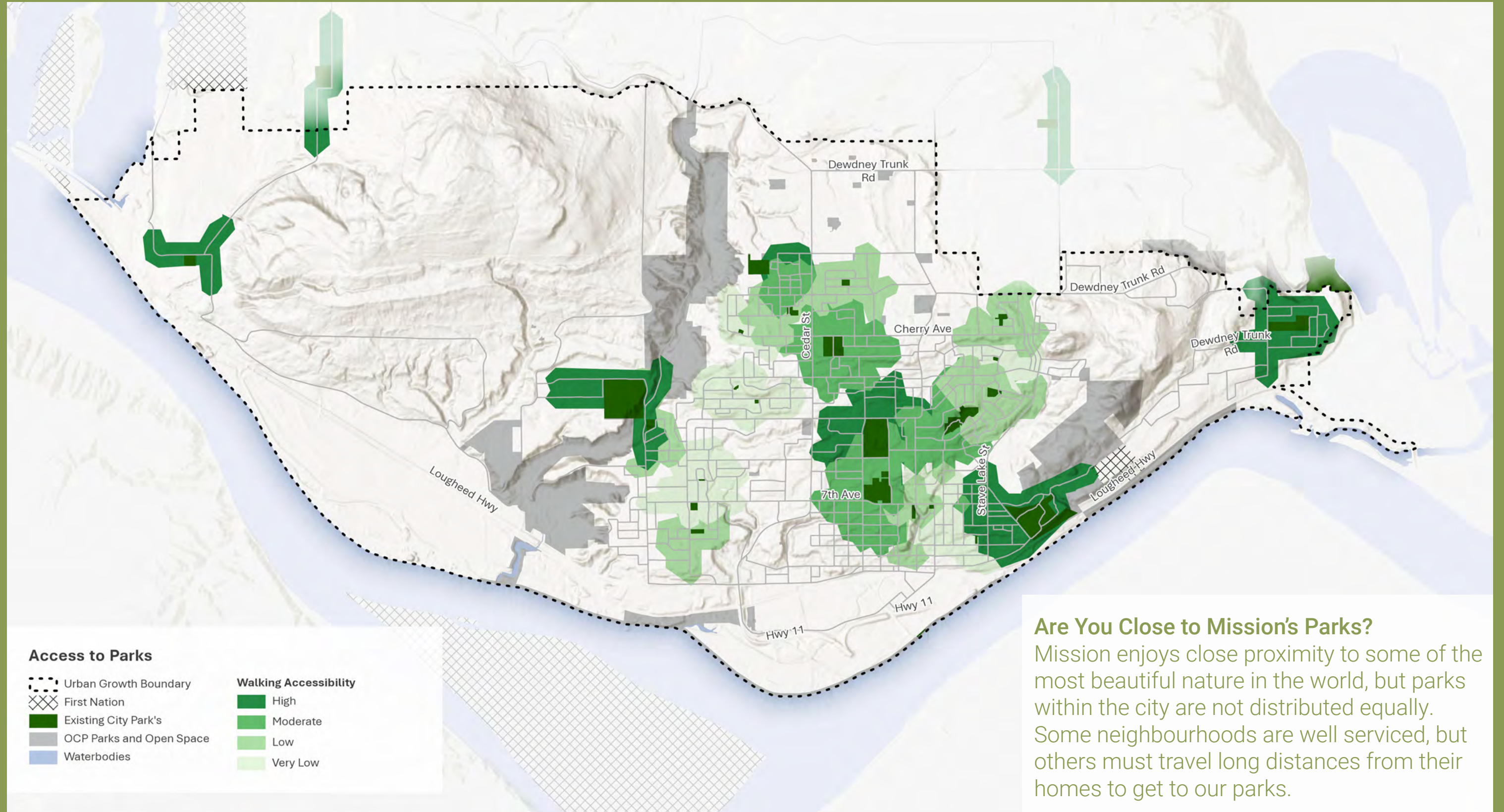
MOBILITY



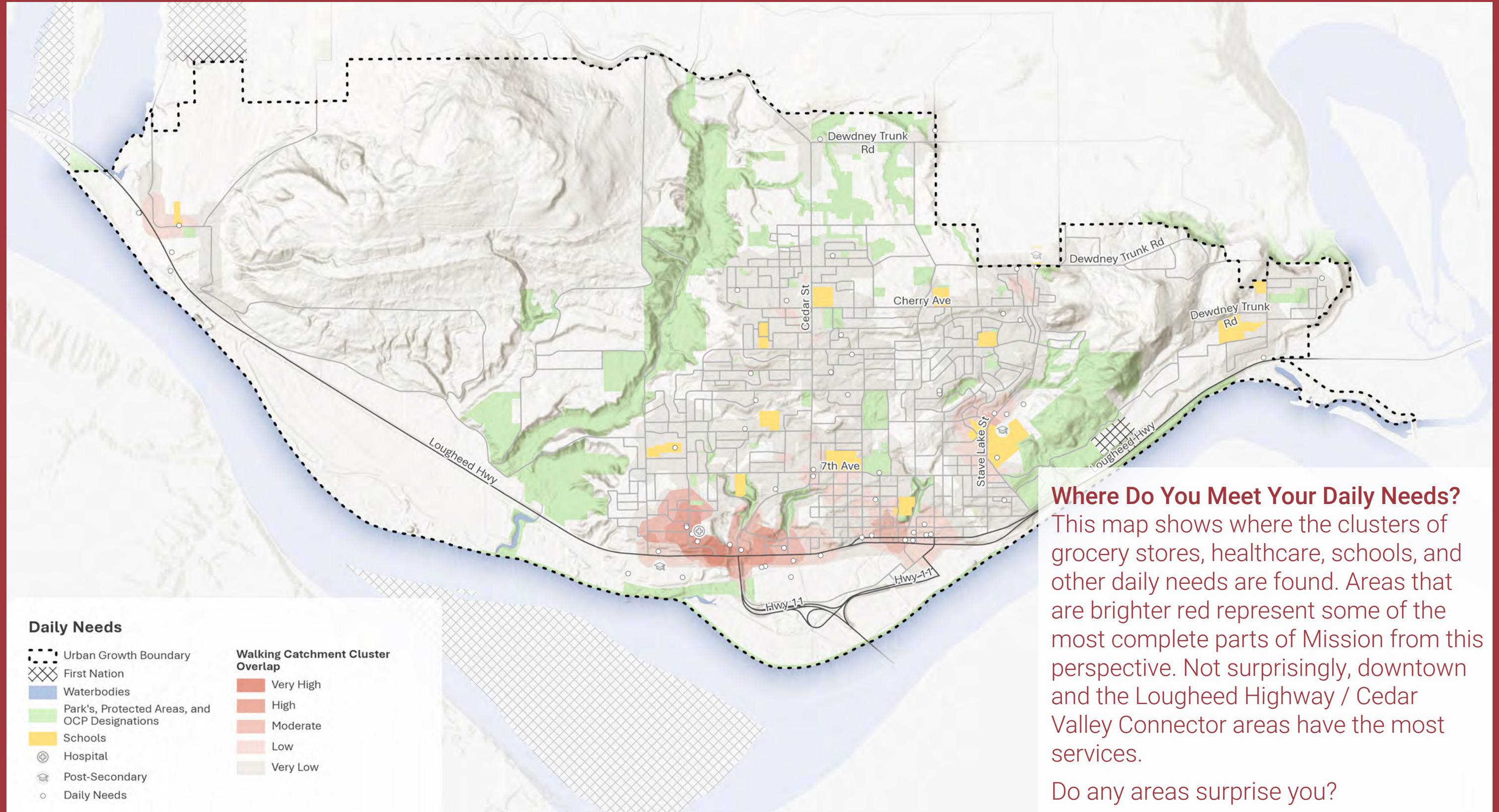
We Expect a Lot From Our Roads

This map shows areas where competing priorities challenge our roads - places where bike routes, trucking routes, transit routes, and sidewalks all overlap. As we consider ways to improve community completeness, separating these uses can make roads safer for everyone to get around on.

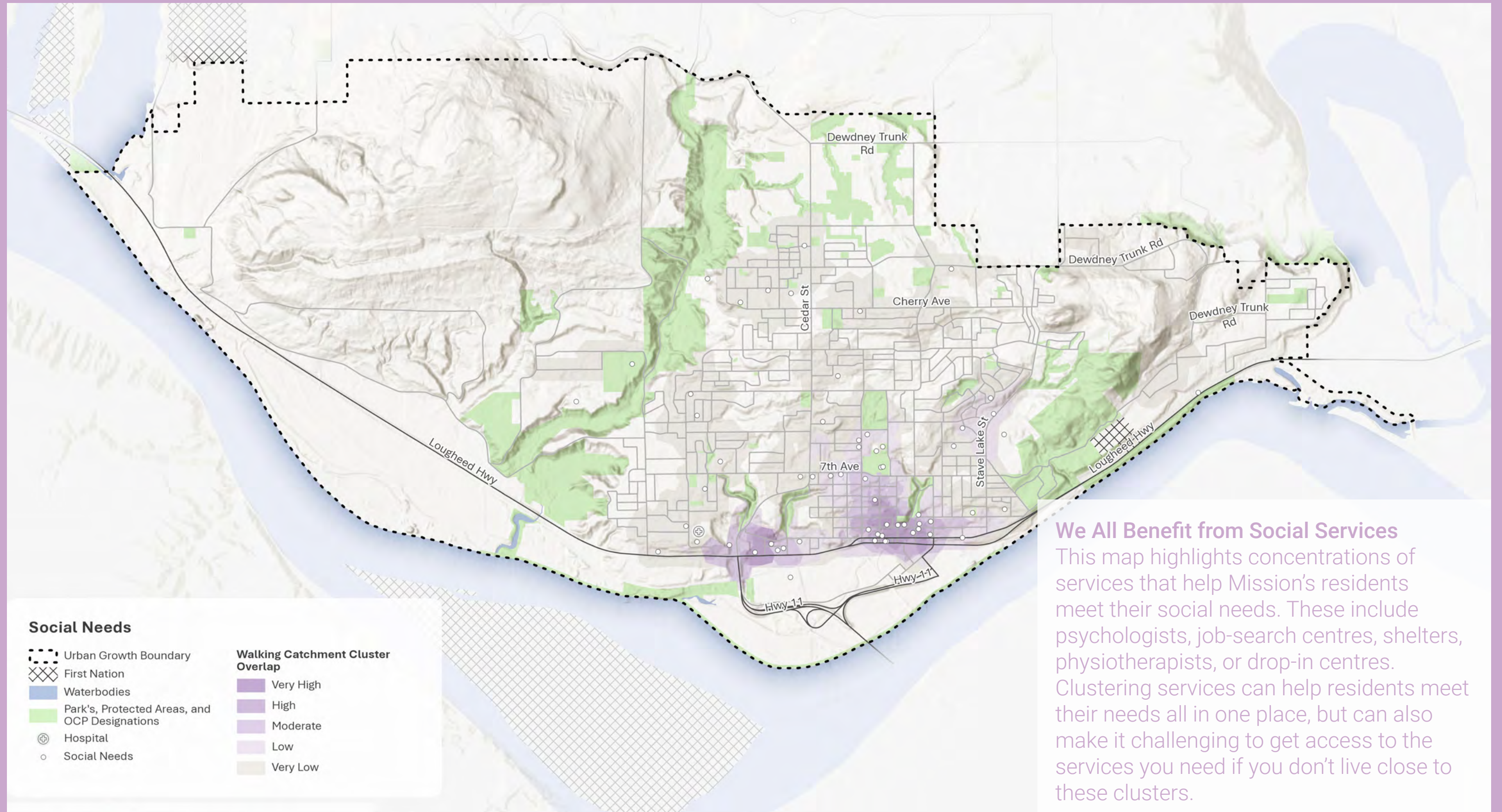
PARKS



ACCESS TO DAILY NEEDS



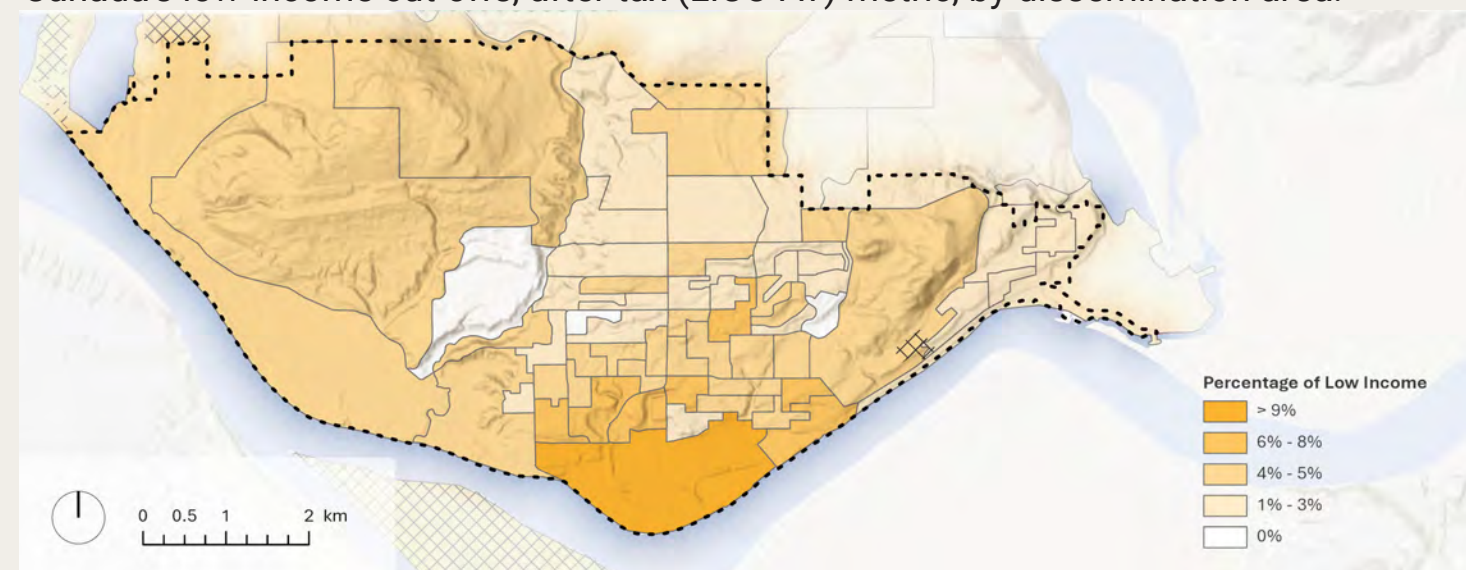
ACCESS TO SOCIAL NEEDS



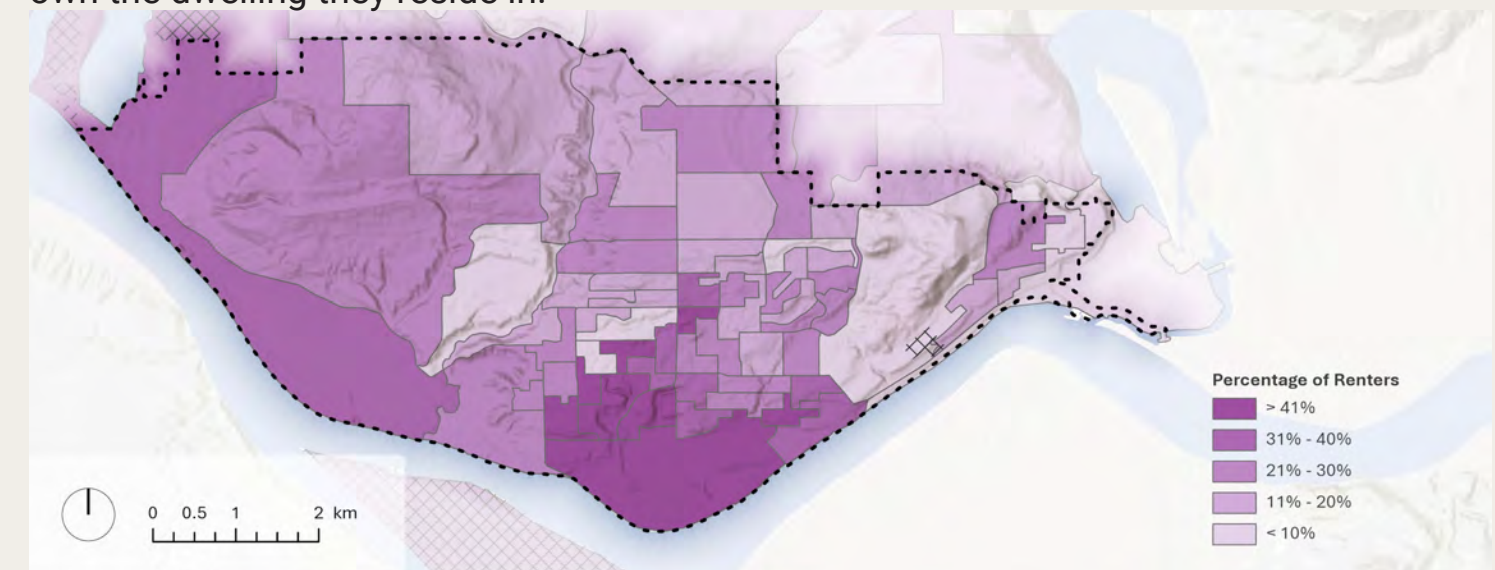
Community Demographics

The maps visualize important demographic information that can help guide the OCP. The maps show key demographics and their distribution, Notable findings include the distribution of where commuters do and don't live in Mission, the prevalence of a renter population throughout Mission, and the geographic distribution of younger families and higher-income households.

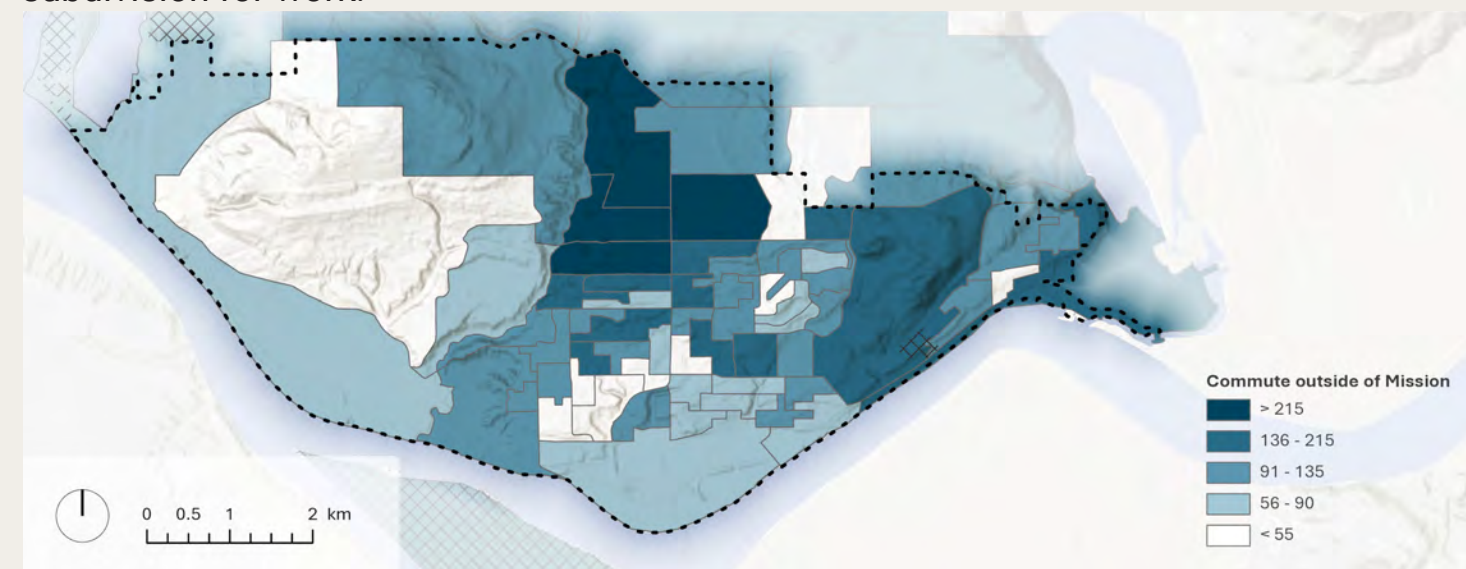
Percentage of Low Income: Percentage of low income persons based on Statistics Canada's low-income cut-offs, after tax (LICO-AT) metric, by dissemination area.



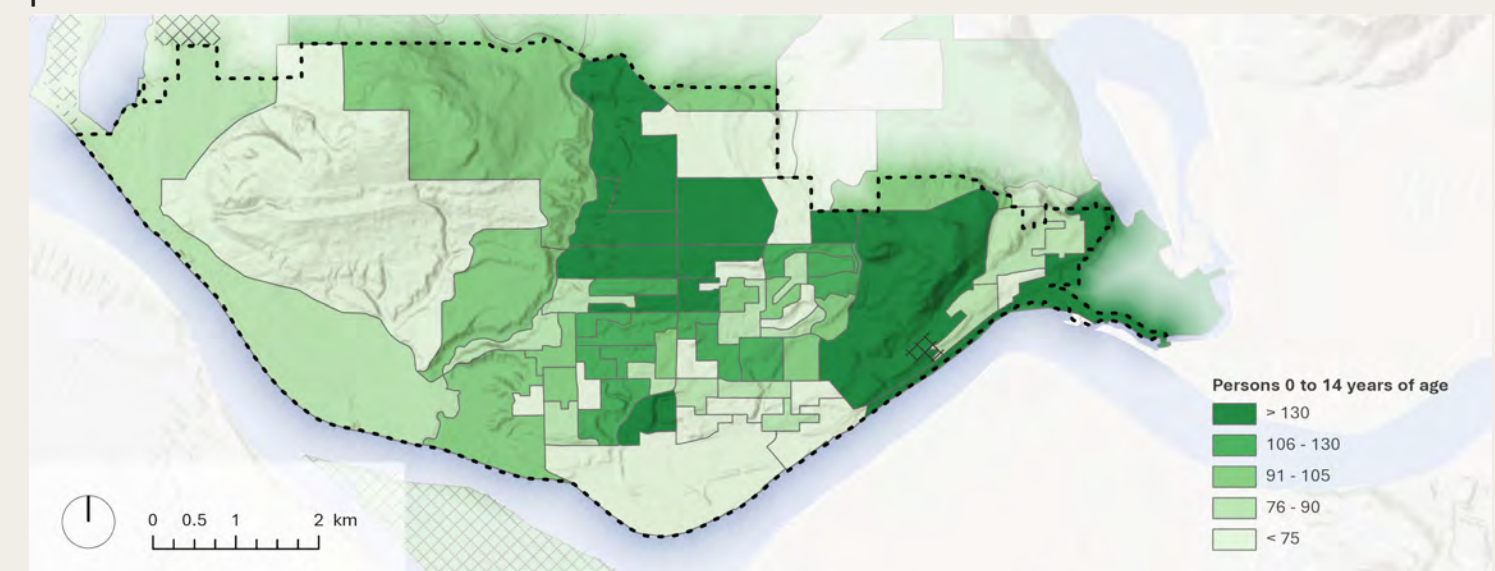
Percentage of Renters: Percentage of people within a dissemination area who do not own the dwelling they reside in.



Commute outside of Mission: A count of persons who commute outside of their census subdivision for work.



Persons 0 to 14 Years of Age: A count of persons who are 14 years of age or younger per dissemination area.



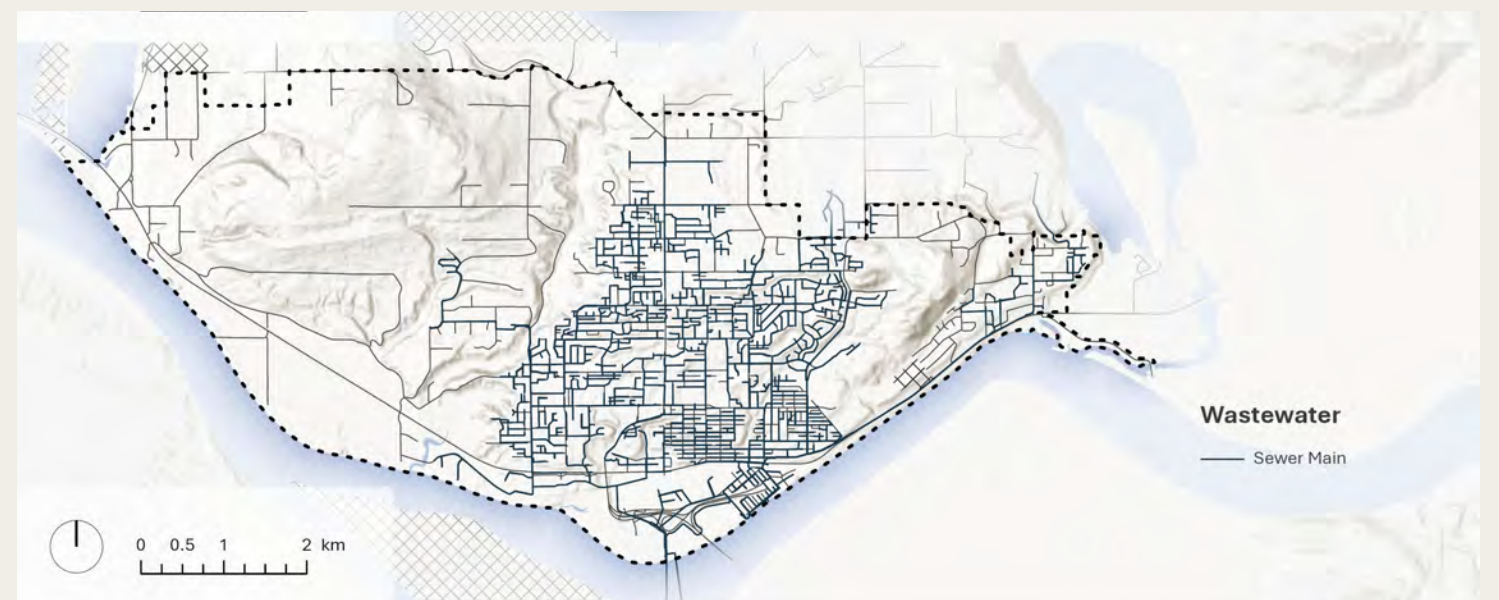
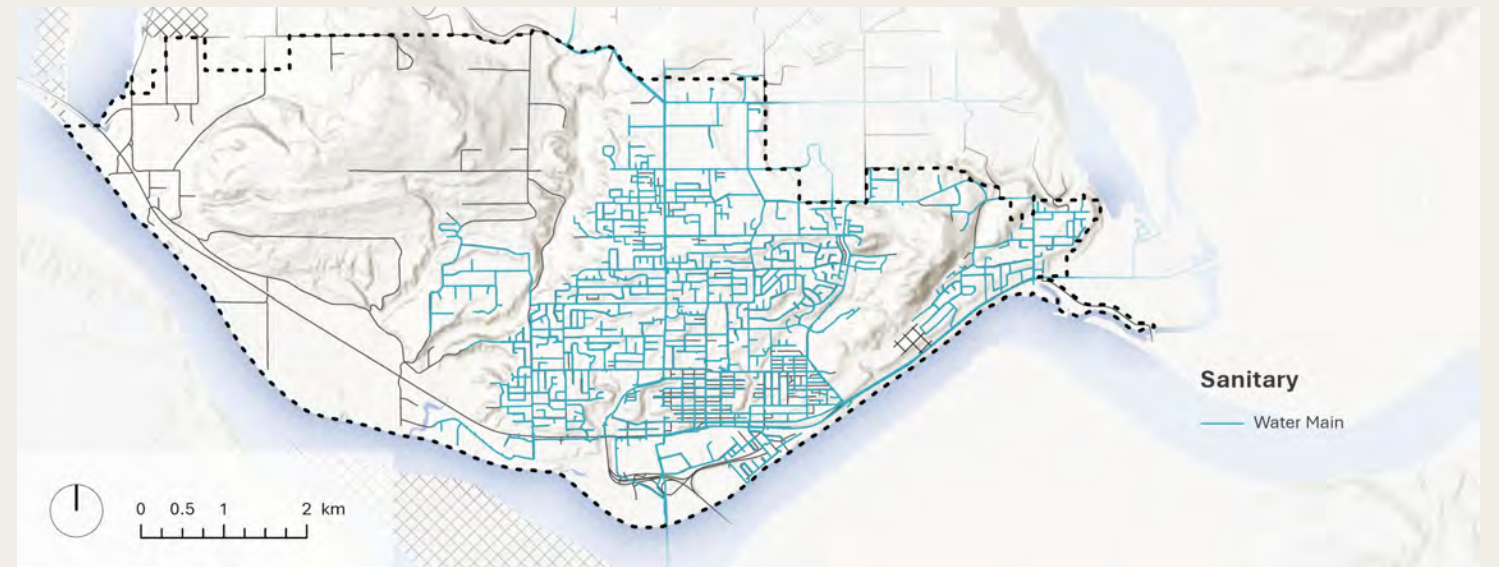
Servicing Infrastructure

Mission is criss-crossed with water, wastewater, and stormwater infrastructure, all of which our tax dollars pay to maintain. As the City grows, it is important to think about how where growth goes impacts our ability to pay for other things. Supporting growth that requires costly extensions to servicing infrastructure means more costs for repairing and replacing these assets over time.

The City of Mission has an established Urban Growth Boundary. This boundary sets the limits for where extension growth and development should occur, and almost all of our servicing infrastructure is located within it. Prioritizing growth, particularly through **infill development**, within areas already serviced by our infrastructure lowers costs for all residents.

What Is Infill Development?

Infill development means building on un-used or under-utilized lands within existing developed areas.



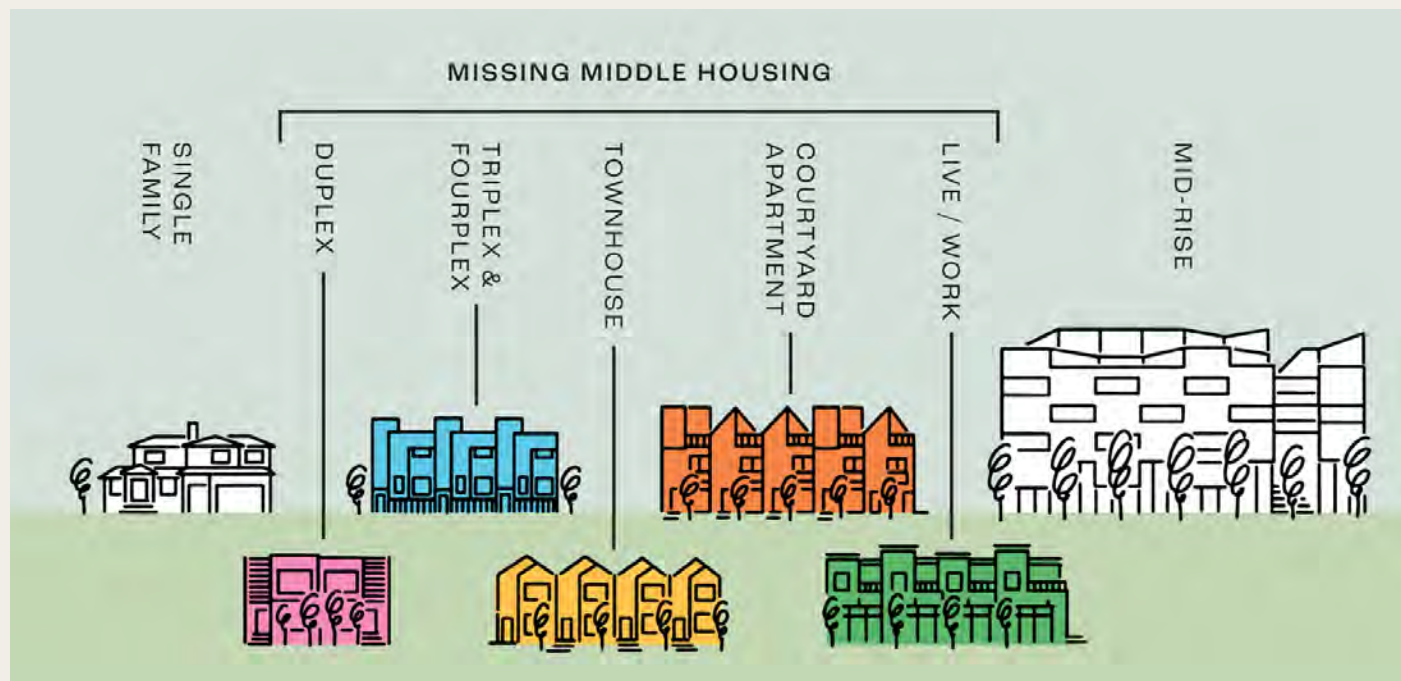
Economics

Missing middle housing means the variety of medium-density residential options between large apartment buildings and single family homes. These housing types play a pivotal role in tackling housing affordability challenges, and include duplexes, triplexes,

Missing Middle Housing

Missing middle housing means the variety of medium-density residential options between large apartment buildings and single family homes. These housing types play a pivotal role in tackling housing affordability challenges, and include duplexes, triplexes, fourplexes, townhouses, and low-rise, small apartment buildings.

Leveraging the missing middle can be useful in traditionally smaller, lower-density communities, as they allow for growth and change with buildings that are more easily integrated into communities than high-rise developments.



Key Takeaways

**10+
years**

The timeline in which high-rise developments will likely become economically viable in Mission

6,092

The number of additional homes that will be needed in Mission over the next 20 years.

2,610

The number of new homes that will need to be rental units.

15,580

The number of new residents Mission is expecting to grow by over the next 20 years.

Questions

Does anything from the Complete Communities mapping surprise you?

What aspects of Complete Communities are most important for the OCP update to prioritize?

How should the OCP consider the findings from the Complete Communities analysis to help increase the overall completeness of Mission's communities?

Is there anything else you think the project team should know about how we can improve Mission's communities?

Growth Strategies & Land Use Scenarios

The way, shape, and form that future growth in Mission takes is determined by the OCP's Growth Strategy and Land Use Map.

Recent changes to Provincial legislation have made these maps more important than ever before. The project team has prepared draft concepts for each of these maps that seek to generate conversation and inform discussions around where and what kinds of growth are appropriate across our city.

Growth Strategy Concepts

The following concepts contain different designations and icons that refer to different types of growth and change. Read on to learn what each designation means!



Core Area

The commercial and cultural heart of our community. These locations will be the focus area for the City's biggest developments and will continue to be regional destinations for work and play.



Community Node

These are secondary areas of activity that serve broad community needs. These are locations where residents go to buy groceries, work, see doctors and other specialists, and go to school. These are priority areas for further growth to support these existing and expanding uses.



Local Centre

These are smaller neighbourhood centres where local retail needs, schools, and parks are located. Limited growth is recommended for these areas to help support or expand the market potential for neighbourhood commercial uses to thrive, and to ensure long-term populations in each centre can support their local schools.



Rural Centre

These are possible opportunities for limited growth to accommodate and support local rural commercial.



Transit-Oriented Area Node

These are locations close to high-order transit service that can support higher-density residential and commercial development.



Future Employment

These are areas identified as strategic locations for longer-term employment lands development. Identifying these lands allows the City to plan for maintaining a healthy balance of residential and employment lands throughout Mission.



Health Hub

This designation recognizes the unique economic development opportunity that exists around the hospital, and distinguishes it from other areas of the City as a location that requires special consideration in the OCP.

Growth Strategy Designation Examples

Core Area



Transit-Oriented Area Node



Local Centre



Rural Centre



Community Node



Health Hub



Future Employment

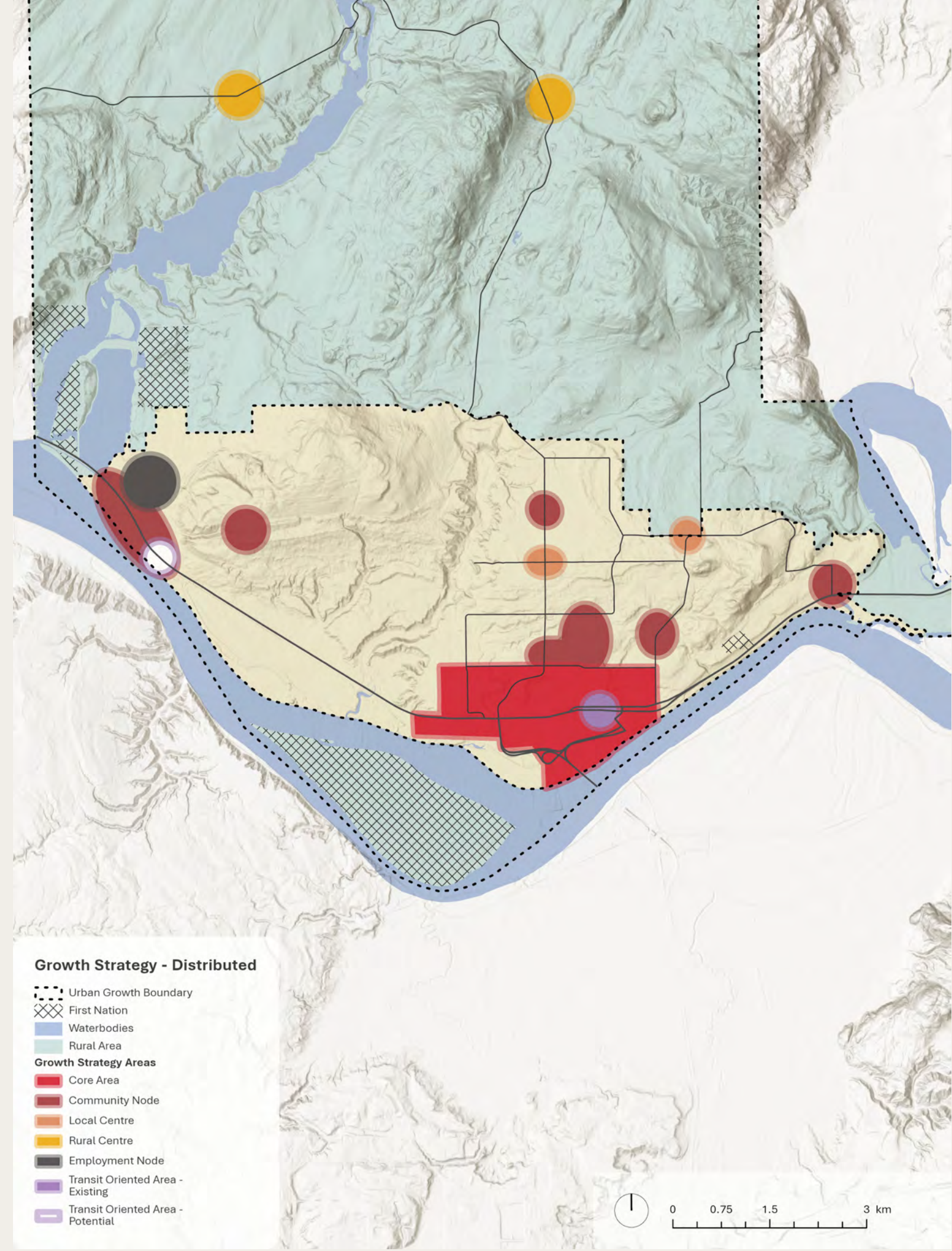


Option 1: Distributed Growth

This option identifies opportunities for growth in all corners of our city, leaving decision-making around growth prioritization largely to the market. This strategy identifies a mix of current and longer-term future growth opportunities, and recognizes more opportunity than is likely market demand, even beyond the lifespan of the OCP.

Key Features

- The entirety of Lower Mission south of 7th Ave as well as the Waterfront is recognized as the Core Area for future growth to be prioritized in.
- A potential future Transit-Oriented Development Area on the Lougheed Highway in Silverdale lies at the heart of a large Community Node with nearby future Employment Lands in anticipation of longer-term servicing expansion to the area.
- The 11th Ave and Stave Lake Road intersection is identified as a Community Node.
- Rural Centres are identified in Stave Falls and Steelhead where limited commercial growth could help support local needs.
- Centennial Park and the Leisure Centre are identified as opportunities for further development.
- Opportunities for more local commercial development and intensification around Cedar and Cherry as well as Stave Falls and Dewdney Trunk are identified.

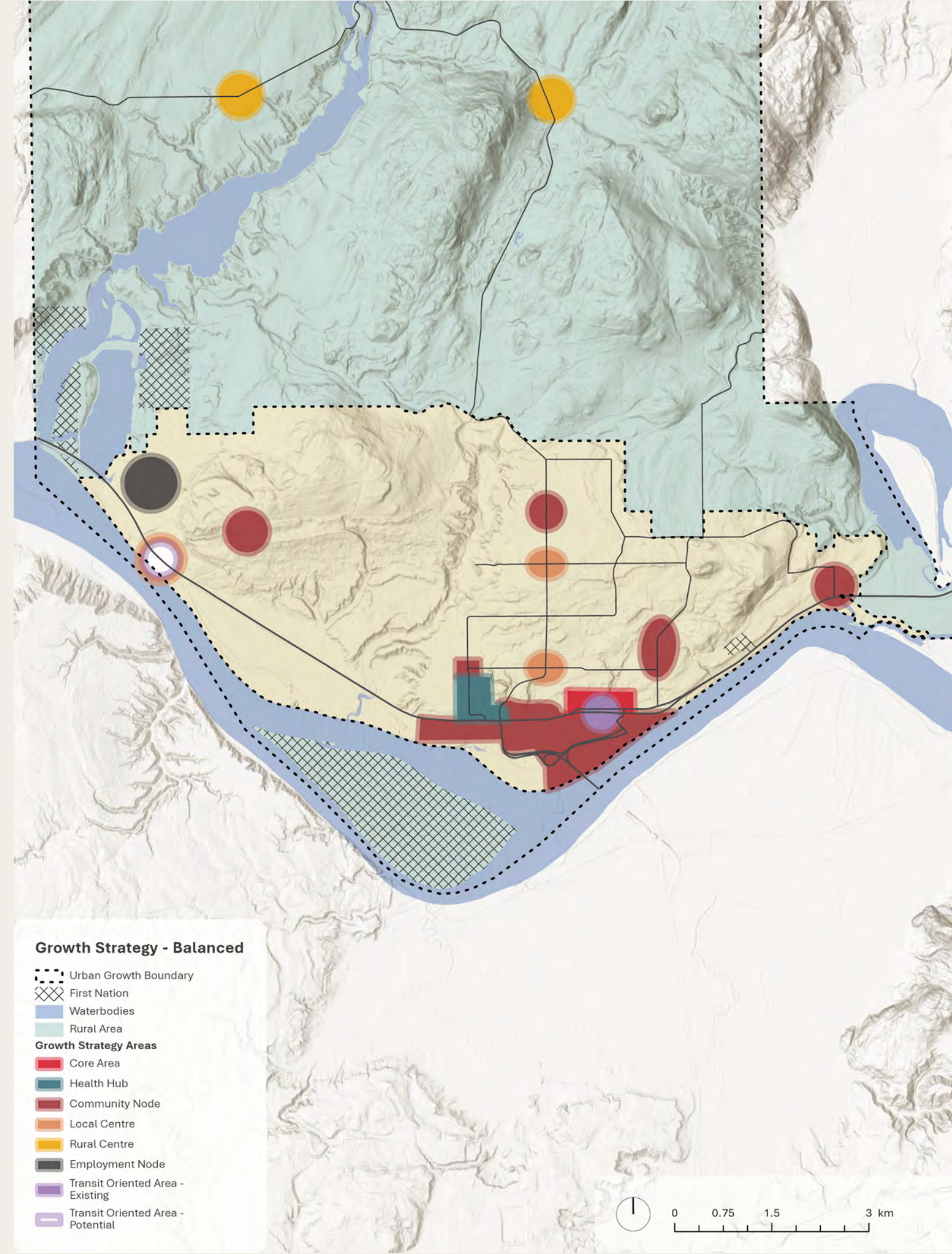


Option 2: Balanced Growth

This option scales back the ambition of the Distributed Growth approach, recognizing the more realistic development potential of Mission over the next 20 years. Balancing growth allows the market to determine the best areas for development while not diluting the impact of growth too far across Mission.

Key Features

- A new Health Hub is identified around the hospital, recognizing the unique economic development opportunity that exists around this hub of specialized technical skills.
- Downtown remains identified as the Core Area, while most of Lower Mission, including the Waterfront, is now identified as a Community Hub. These areas will support further commercial and residential uses, but preserve the greatest densities and intensities of growth for the core.
- The potential future Transit-Oriented Development Area in Silverdale is no longer surrounded by an extensive Community Node, and is instead more employment-focused.
- Rural Centres remain identified in Stave Falls and Steelhead where limited commercial growth could support local needs.
- Centennial Park and the Leisure Centre are no longer identified as primary opportunities for further development.
- Opportunities for more local commercial development and intensification around Cedar and Cherry remain while Stave Falls and Dewdney Trunk are no longer identified.

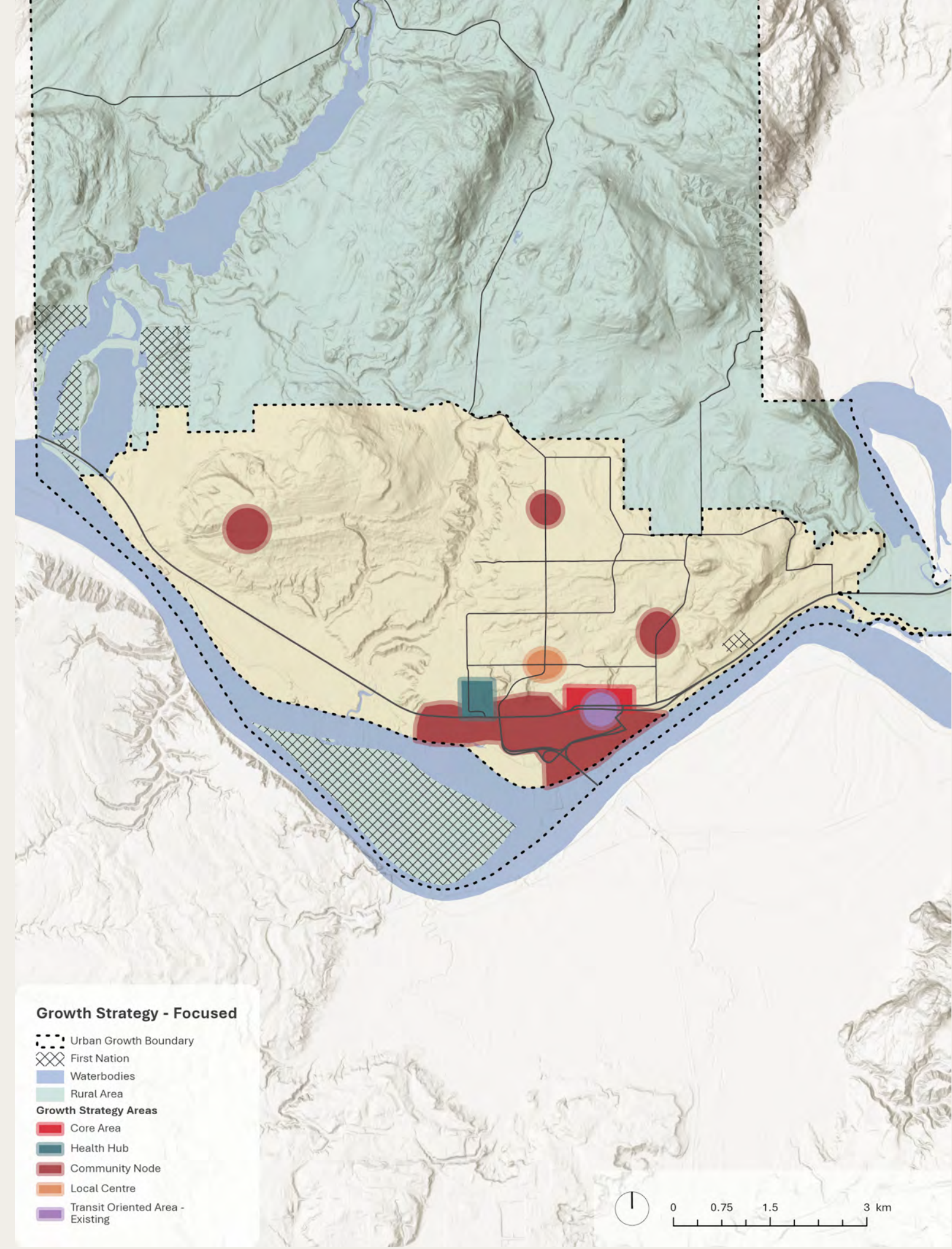


Option 3: Focused Growth

Compared to the first two options, the Focused Growth approach maximizes the benefits of growth by prioritizing specific areas for most future development. By clustering growth, impacts on the rest of the community are minimized, while these core areas are able to achieve critical mass that fosters truly complete communities.

Key Features

- The Health Hub is still identified, but reduced in size to concentrate growth and development immediately around the existing health campus.
- Downtown remains identified as the Core Area. Most of Lower Mission however is no longer a Community Node, concentrating the majority of future residential intensification immediately around Downtown. The Waterfront remains Community Node.
- There is no longer a Future Transit-Oriented Development Area on the Lougheed Highway in Silverdale.
- Rural Centres are no longer identified.
- Centennial Park and the Leisure Centre remain undesignated for further development.
- Only Silverdale, Cedar Valley, and the 11th Ave and Stave Lake Road intersection remain as Community Nodes outside of the Lougheed Corridor.



Questions

Do the Growth Strategy concepts make sense? What did we get right? What needs to change?

A large rectangular area defined by a dotted teal border, intended for handwritten responses to the first question.

What options help best achieve complete communities?

A large rectangular area defined by a dotted teal border, intended for handwritten responses to the second question.

What should be prioritized in the final Growth Strategy?

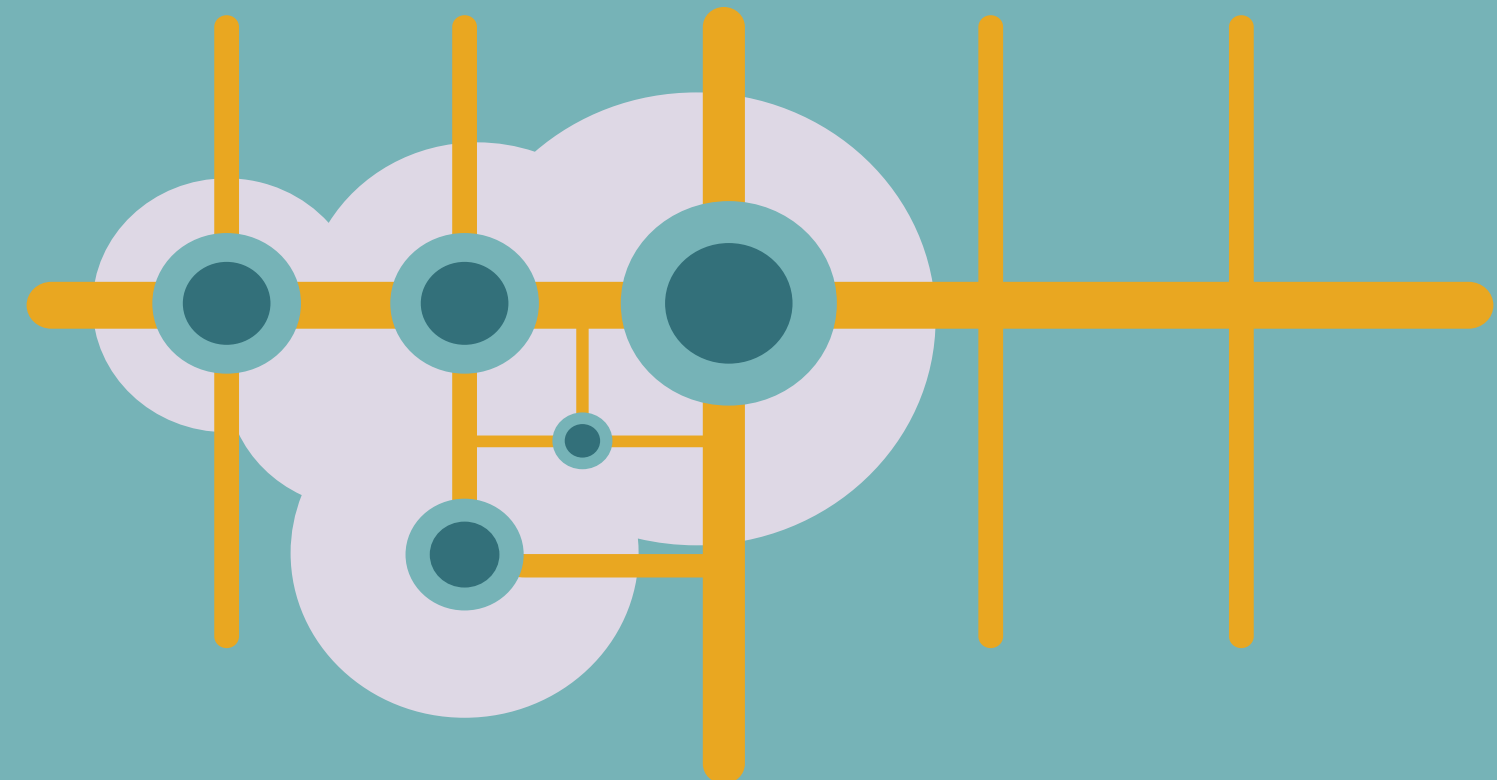
A large rectangular area defined by a dotted teal border, intended for handwritten responses to the third question.

What are Nodes and Corridors?

Nodes and corridors planning is a leading approach to urban planning that concentrates investments and efforts on areas with the highest potential for change (nodes) and the connections (corridors) that link them.

Nodes: Denser, mixed-use areas, such as transportation hubs, commercial centres, or cultural landmarks.

Corridors: Streets, walkways, public transit, and other routes facilitating travel to nodes.



Land Use Scenarios

Like with the Growth Strategy concepts, the following scenarios contain different designations and icons that refer to different types of growth and change. Read on to learn what each designation means!



Core Area

The priority area for Mission's densest forms of development. This includes future high-rise buildings, mixed-use developments, and infills and intensification that support a vibrant core of the city. Lowest-density forms of development could be limited in order to support density in the core.



Mid-Rise

These areas are identified for up to 6-storey development that could include commercial uses on the ground floor. These areas are intended to help support and provide retail and local employment uses throughout the city while also increasing density in a people-scaled contextually sensitive manner. Lower density types of development would still be permitted.



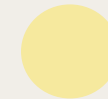
Multi-Residential

These areas are identified for up to 4-storey development, but does not consider commercial development. The intention of this area is to provide a sensitive transition towards lower-density parts of Mission, and could include small apartments, stacked townhouses, and townhouses.



Townhomes

These areas are identified for up to 3-storey townhome developments, representing the lightest form of density permitted above the Small-Scale, Multi-Unit Housing designation required by the Province.



Small-Scale Multi-Unit Housing (SSMUH)

This is the lowest density designation permitted by the Province under current planning legislation. It allows single detached homes, triplexes, townhomes, and house-plexes depending on individual lot rules.



Employment Lands

These are areas identified as strategic locations for longer-term employment lands development. Identifying these lands allows the City to plan for maintaining a healthy balance of residential and employment lands throughout Mission.



Rural

These areas are located outside the Urban Growth Boundary and are not contemplated for significant change or development beyond current intensity of uses.

Land Use Designation Examples

Core Area



Mid-Rise



Multi-Residential



Townhomes



Small-Scale Multi-Unit Housing (SSMUH)



Employment Lands

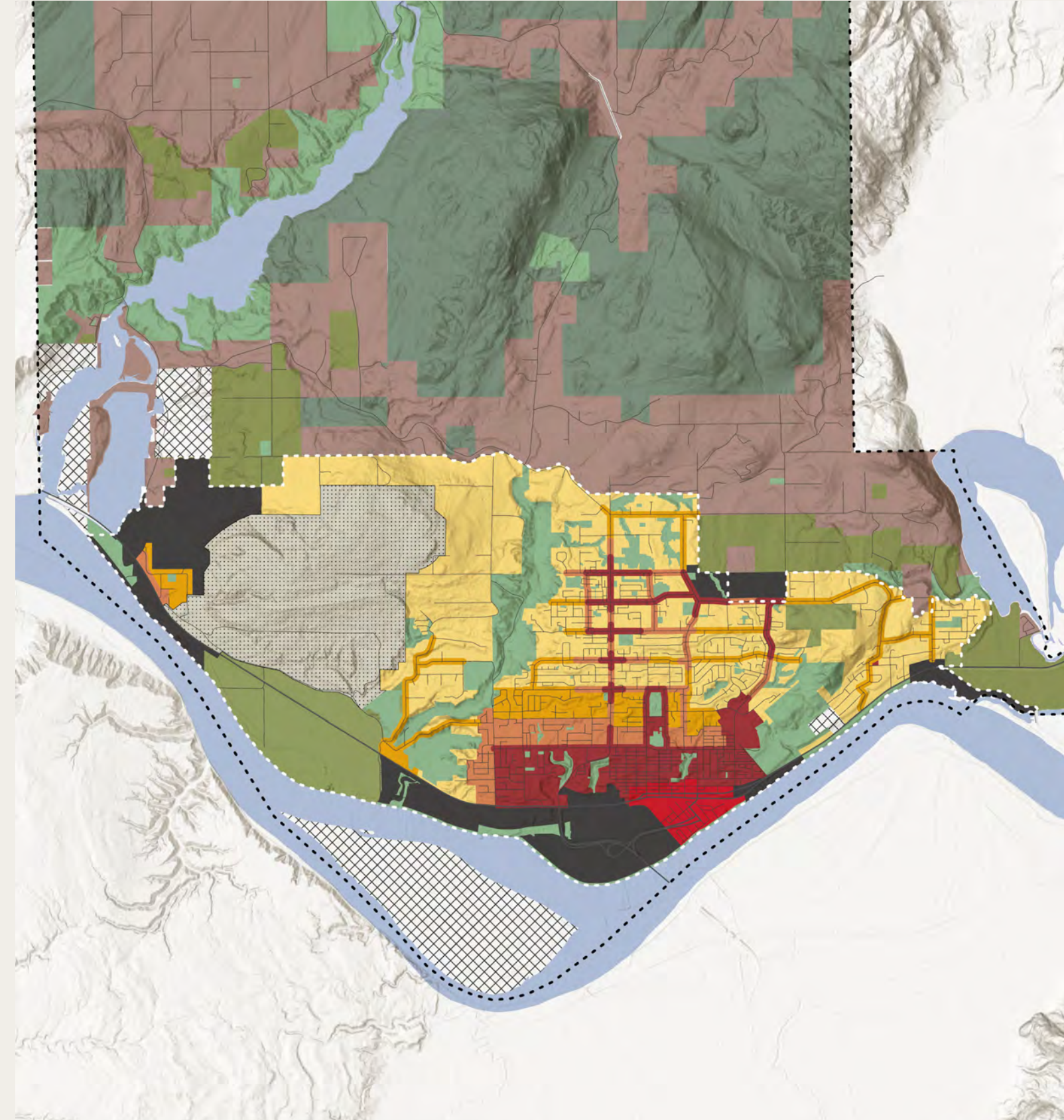


Option 1: Emphasized Employment

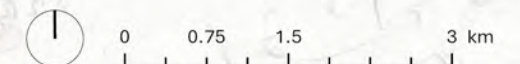
The first scenario prioritizes identifying Employment Lands throughout Mission in order to maximize the opportunity for developing more jobs in the city. While not all identified Employment Lands are immediately developable due to lack of servicing, this scenario allows for the identification of a future Employment Lands Reserve that signals where future long-term investments in infrastructure can be expected.

Key Features

- Lands around City Hall, including the current penitentiary, are identified for potential future employment lands intensification.
- Lands along the Lougheed Highway corridor through most of Mission are identified for further employment-generating development.
- A future Employment Lands Reserve north of the Lougheed Highway at the west end of Mission is identified. Although servicing infrastructure does not currently exist in this area to support such development, identifying and preserving this land for future job-generating uses today ensures it is not fragmented or developed for other uses in the interim.
- In this scenario, major roads through Israel Bench and Hatzic are also identified to support townhome-style developments. While these locations do not score highly on the complete communities assessment, they are close to some significant recreational amenities.



Land Use Scenario - Emphasize Employment

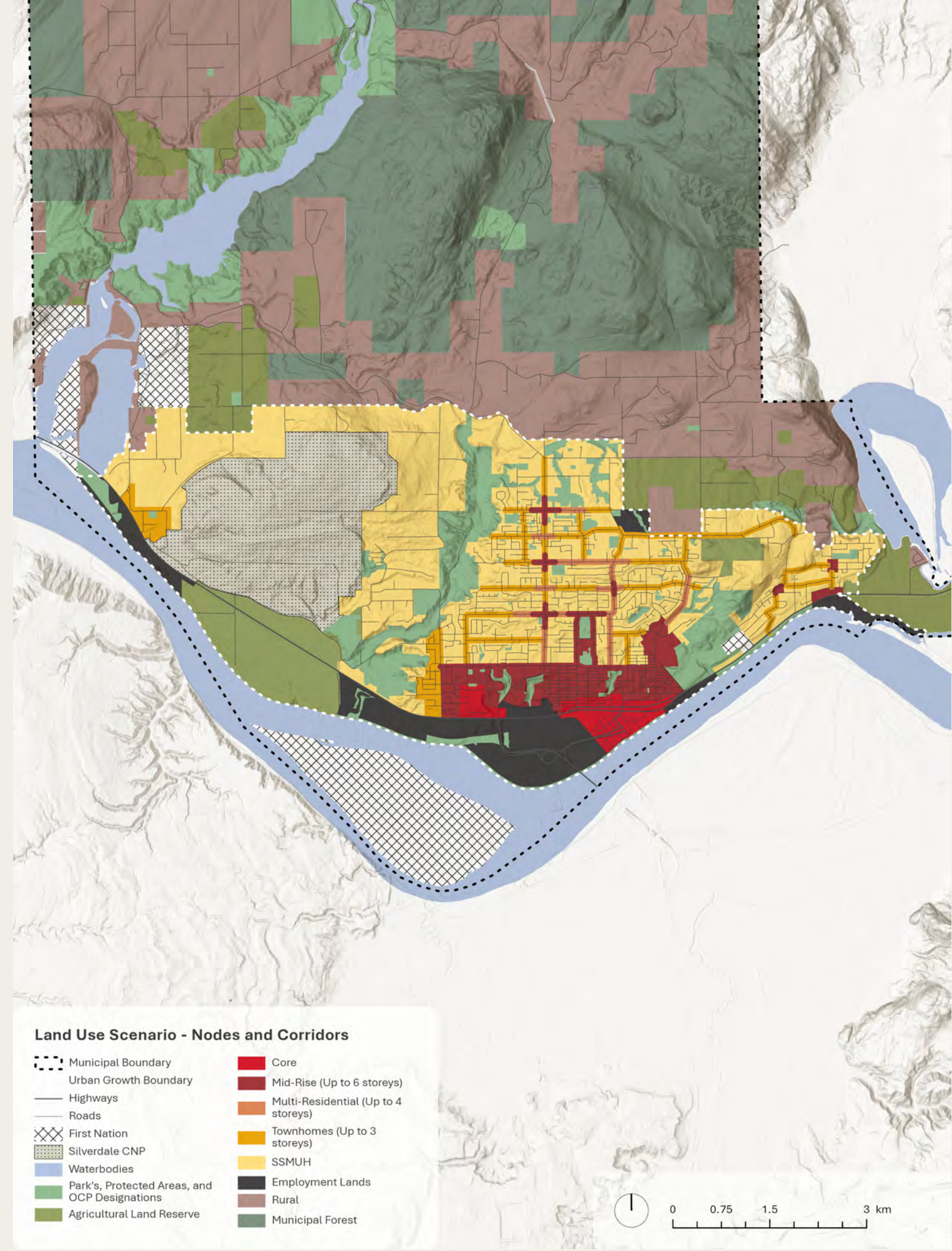


Option 2: Nodes & Corridors

This approach concentrates development on areas with the highest potential for change (nodes) and the connections (corridors) that link them. Major arterials throughout Mission are recognized for their capacity to support further development, while existing communities are largely left undeveloped. Despite this, all residents benefit from added density, as it fosters complete community conditions city-wide.

Key Features

- The Waterfront, Downtown, and Hospital Hub are identified for the greatest intensity of future development in order to support transit service expansion to these areas.
- The Cedar Street, Stave Falls Road, 7th Ave, 14th Ave, Cherry Street, and Dewdney Trunk Road are the primary corridors identified for future growth in this scenario.
- Areas west of Wren Street are also recognized for their opportunity to support further development in close proximity to local schools and the Hospital Hub in this scenario.
- This scenario is intended to distribute growth throughout the City while still remaining concentrated along corridors. This approach means population growth is distributed throughout Mission, diluting impacts of growth while ensuring local schools, businesses, and jobs are supported.
- Multiple hubs throughout Hatzic are identified to support the possible development of a community node in that area.

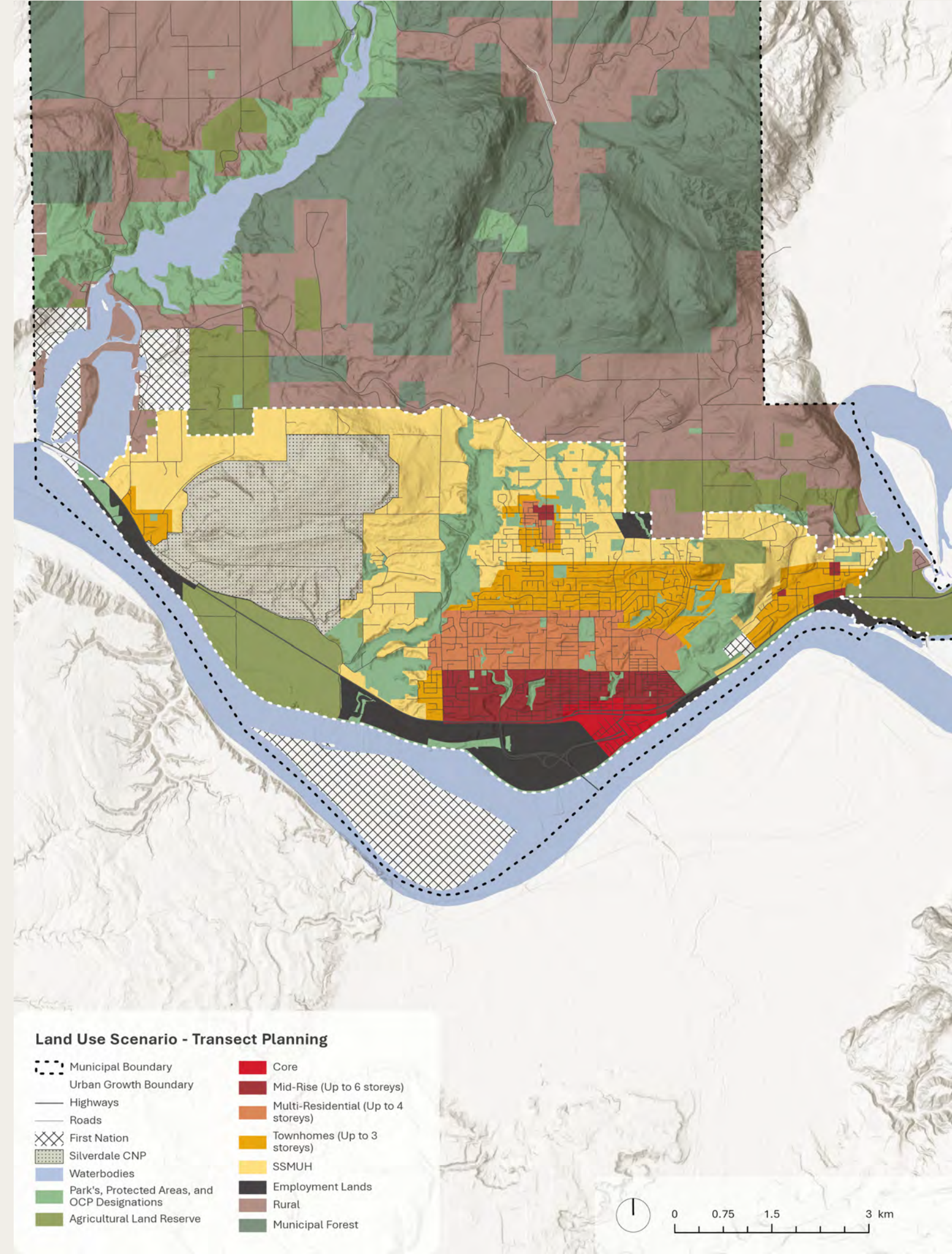


Option 3: Transect Planning

The last scenario prioritizes development closest to the Downtown and the Waterfront, and reduces heights and intensity of development further up into Mission. This approach ensures most growth occurs near existing transit service and where the greatest density of community services and local businesses exists today, but is less suited for supporting complete communities throughout the city.

Key Features

- In this scenario only the Waterfront and Downtown are identified for the greatest intensity of future development. The Hospital Hub is now a part of the Mid-Rise area.
- The Cedar Valley neighbourhood centre is also identified with a transect approach to development.
- This scenario does not contemplate the same level of development around the Centennial Park and Leisure Centre area as the first two scenarios. Instead it is included in the Multi-Residential area.
- While this scenario identifies the largest portion of the city for levels of development higher than the SSMUH designation, it is also the least likely to deliver complete communities as it distributes future growth and density across Mission with little coordination or intention. This approach would likely result in more uneven growth, with limited ability to truly support an expansion in local businesses and community walkability.



Land Use Scenario - Transect Planning

<ul style="list-style-type: none"> --- Municipal Boundary --- Urban Growth Boundary --- Highways --- Roads --- First Nation --- Silverdale CNP --- Waterbodies --- Park's, Protected Areas, and OCP Designations --- Agricultural Land Reserve 	<ul style="list-style-type: none"> ■ Core ■ Mid-Rise (Up to 6 storeys) ■ Multi-Residential (Up to 4 storeys) ■ Townhomes (Up to 3 storeys) ■ SSMUH ■ Employment Lands ■ Rural ■ Municipal Forest
---	--

Questions

Do the Land Use scenarios make sense? What did we get right? What needs to change?

What scenarios help best achieve complete communities?

What should be prioritized in the final Land Use Scenario?

It's a Beginning, Not the End!

These maps are meant to start conversations, discuss new ideas, and gain public feedback on all possibilities for the future growth of Mission.

The project team will be back in Phase 3 with a preferred Growth Strategy and Land Use Scenario that builds on the findings from this exercise.

THANK YOU FOR PARTICIPATING!

Your input is critical to making sure the updated OCP is a Made-for-Mission plan.

Following the end of this phase of engagement the project team will be preparing a What We Heard Report that summarizes our findings.

Stay tuned for Phase 3 of engagement in the fall when we will be discussing the preferred growth strategy, land use scenario, and big policy moves that are being considered for the updated OCP!

LET'S PLAN
MISSION
HELP SHAPE YOUR COMMUNITY