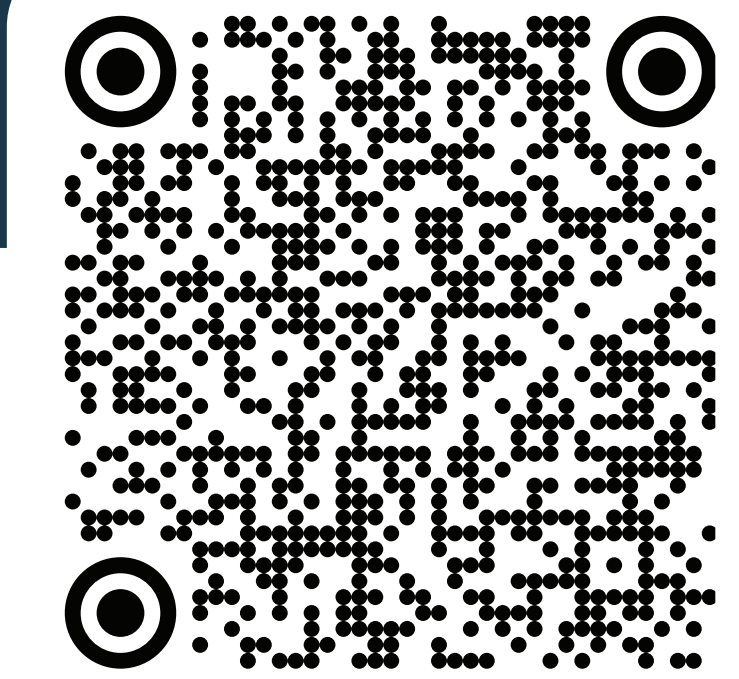


WELCOME

To learn more about this initiative, please check the project page by scanning this QR code:



MISSION HEALTH AND WELLNESS DISTRICT

Welcome to the Mission Health and Wellness District Plan Public Open House.

The City of Mission has started planning a Health and Wellness District centred around Mission Memorial Hospital. This mixed-use district will integrate healthcare related businesses and services, housing, and public spaces.

The purpose is to create a welcoming and sustainable community that clusters the health industry within Mission, and provides a walkable, livable, environment that supports wellness for patients, staff and residents.

We would like to develop the vision for this District with your input and feedback, as well as explore design options together.

For additional questions, email us at: planning@mission.ca

WHAT YOU CAN EXPECT:

- Browse through the display boards to learn about the project background and activities completed to date.
- Participate in interactive activity boards to share your feedback on the project.



PROJECT BACKGROUND

WHAT IS THE HEALTH AND WELLNESS DISTRICT?

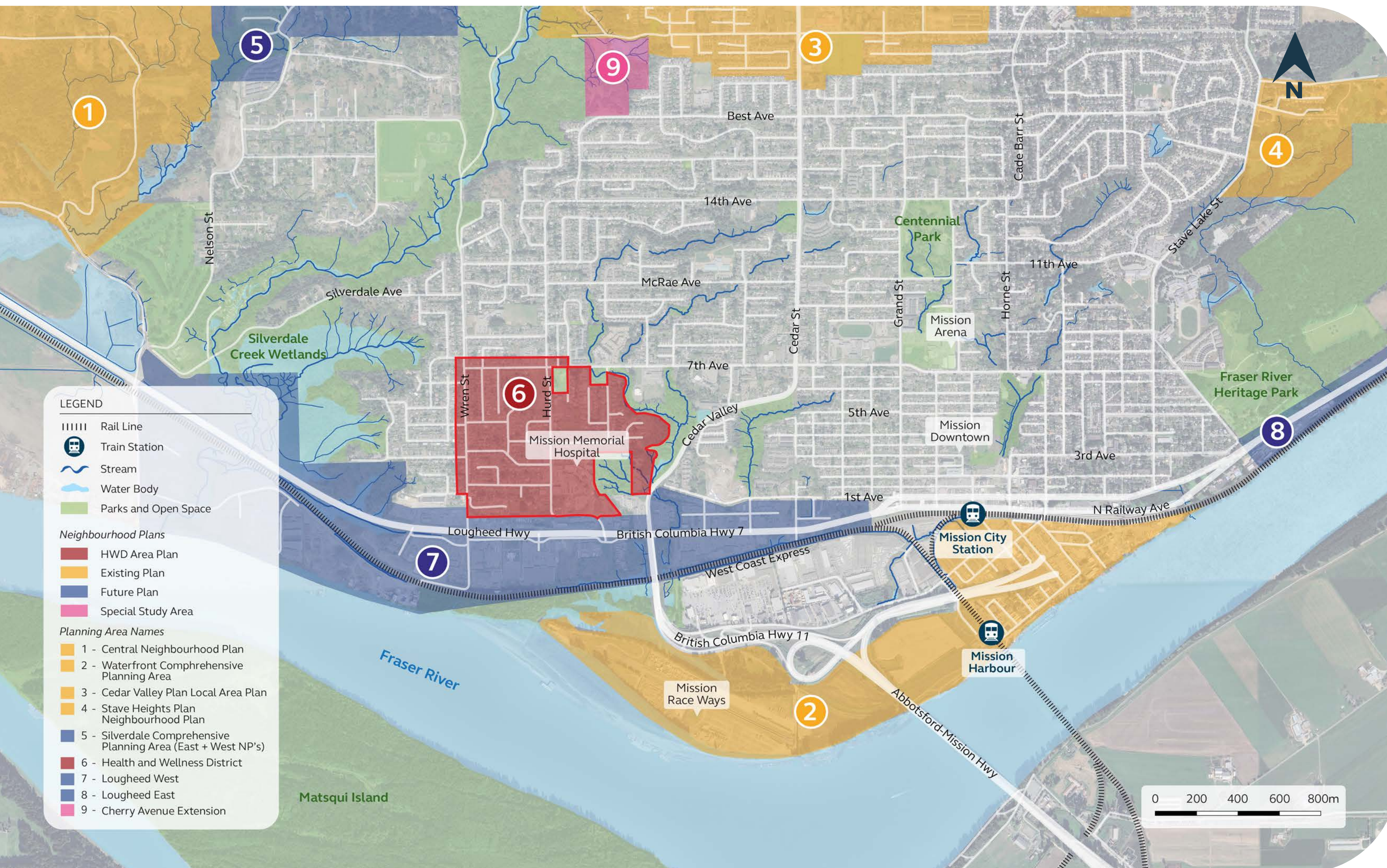
The Health and Wellness District is identified within Mission's Official Community Plan (OCP) and is one of nine (existing and future) neighbourhood plans within Mission.

The plan will:

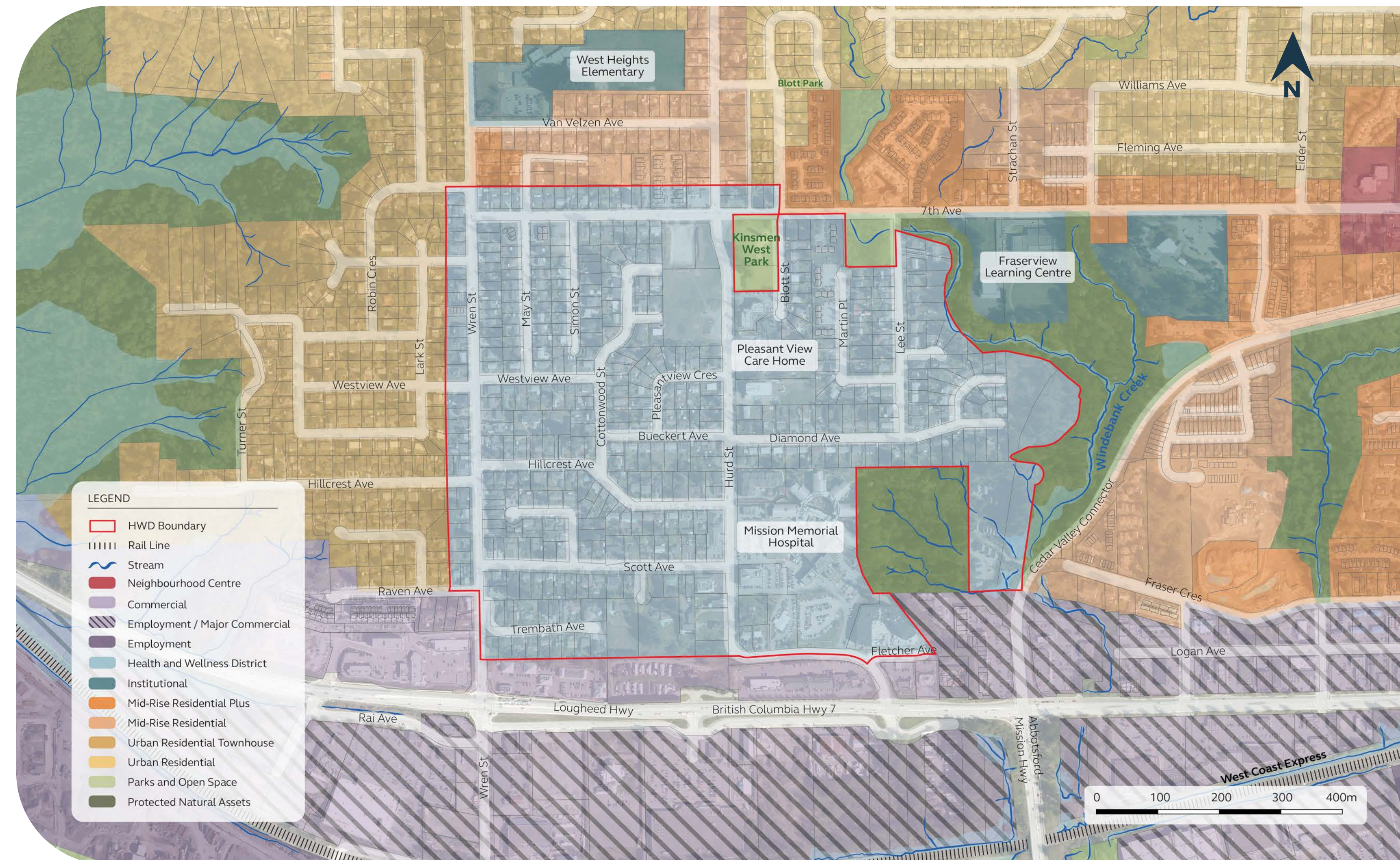
- Establish a comprehensive vision for the future growth of the area.
- Support professionals in healthcare, individuals benefiting from care, and new and existing residents.
- Provide opportunities for strategic growth and investment in healthcare, wellness services, as well as mixed-use and multi-unit housing.



NEIGHBOURHOOD PLANS IN MISSION



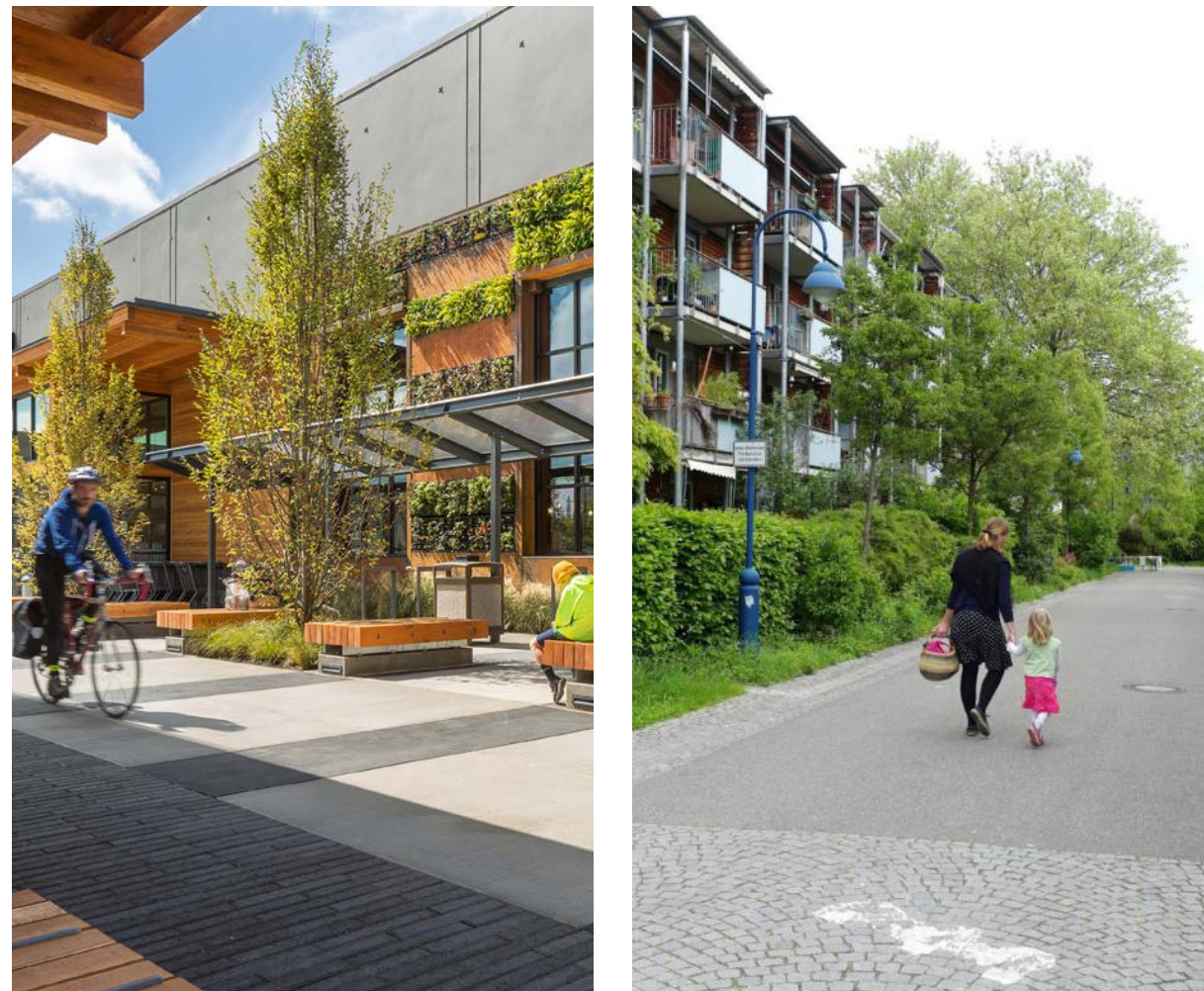
OCP LAND USE DESIGNATIONS



PROJECT BACKGROUND

WHAT MIGHT A HEALTH AND WELLNESS DISTRICT LOOK LIKE?

ACTIVE INFRASTRUCTURE



ACCESS TO GREEN SPACES



SOCIAL CONNECTIVITY HUBS



ENVIRONMENTAL & SENSORY WELLNESS



FOOD SECURITY AND LITERACY



- **High Walkability & Cycle Friendly** | Bike lanes, wider sidewalks, slower speed limits, and crosswalks prioritize human movement over traffic.
- **Wellness Walkways** | Hospital paths to encourage walking, featuring benches, shade trees, and accessibility for strollers and wheelchairs.
- **Traffic Calming** | Streetscape features that reduce noise pollution and increase safety.

- **Accessible Green Spaces** | Ensuring all residents are within walking distance of parks, trails, and public spaces.
- **Pocket Parks** | Small, urban green spaces tucked between buildings that provide a quick mental break.
- **Community Gardens** | Shared plots where residents grow food, which promotes both nutritional wellness and social connection.

- **Public Plazas** | Open areas with seating that encourage people to linger and interact.
- **Community and Civic Centers** | Hubs for workshops, fitness classes, and multi-generational gathering.
- **Shared Porches and Stoops** | Architectural designs that encourage residents to sit outside and engage with neighbors.

- **Tree Canopies** | Provide shade, reduce the urban heat island effect, heat stress and improve air quality.
- **Light Pollution Control** | Shielded streetlights that preserve natural circadian rhythms and improve sleep quality for residents.
- **Quiet Zones** | Specific areas or times where commercial noise is restricted to maintain a peaceful atmosphere.

- **Food Security Initiatives** | Integrating community gardens, urban agriculture, and access to healthy food options and grocery stores.
- **Farmers Markets** | Regular access to fresh, local, and seasonal produce.
- **Edible Landscapes** | Planting fruit trees or herbs in public spaces for communal foraging.

PROJECT BACKGROUND

WHAT MIGHT A HEALTH AND WELLNESS DISTRICT LOOK LIKE?

ESSENTIAL SERVICES



- **Health Services** | Clustering health services around hospital to remove 'transportation friction'.
- **Educational Facilities** | Easy access to education, especially day cares, aides local workers and brings people together.
- **Daily Needs** | Everyday needs (groceries, shops, services) within a short walk or roll from home - promotes exercise and social interactions.

HOUSING LIVABILITY



- **Safe and Healthy Housing** | Improved thermal comfort, reduced noise, and better maintenance of housing.
- **Complete Communities** | Designing denser, walkable neighbourhoods that concentrate services and amenities near housing supports accessibility.
- **Socially Connected Housing** | Interaction among neighbors, such as common rooms, community/rooftop gardens, and shared courtyards.

INDIGENOUS REPRESENTATION



- **Culturally Relevant** | Integrating indigenous knowledge and traditional practices into planning.
- **Medicinal Landscape** | Incorporate 'edible and medicinal landscapes' - planting sage, sweetgrass, and cedar in parks.
- **Visual Representation** | Murals, sculptures, and street signage promote cultural pride and mental wellness.

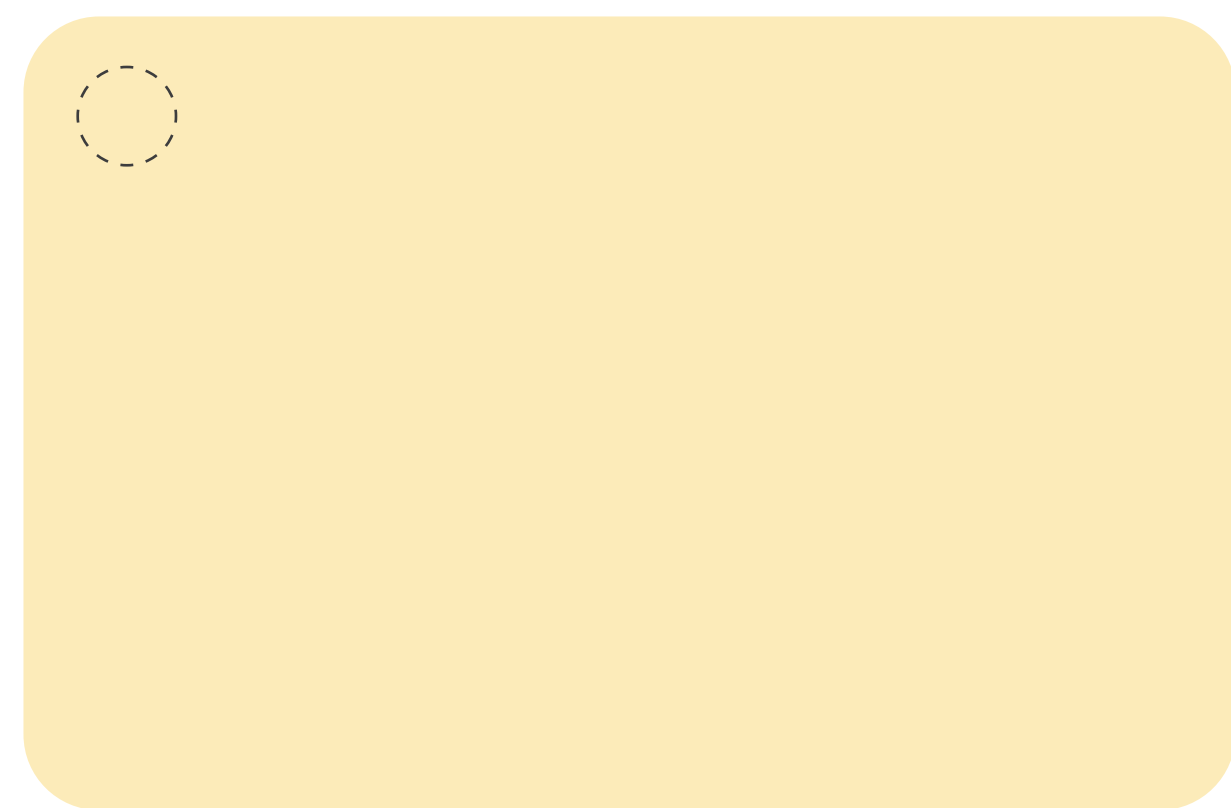
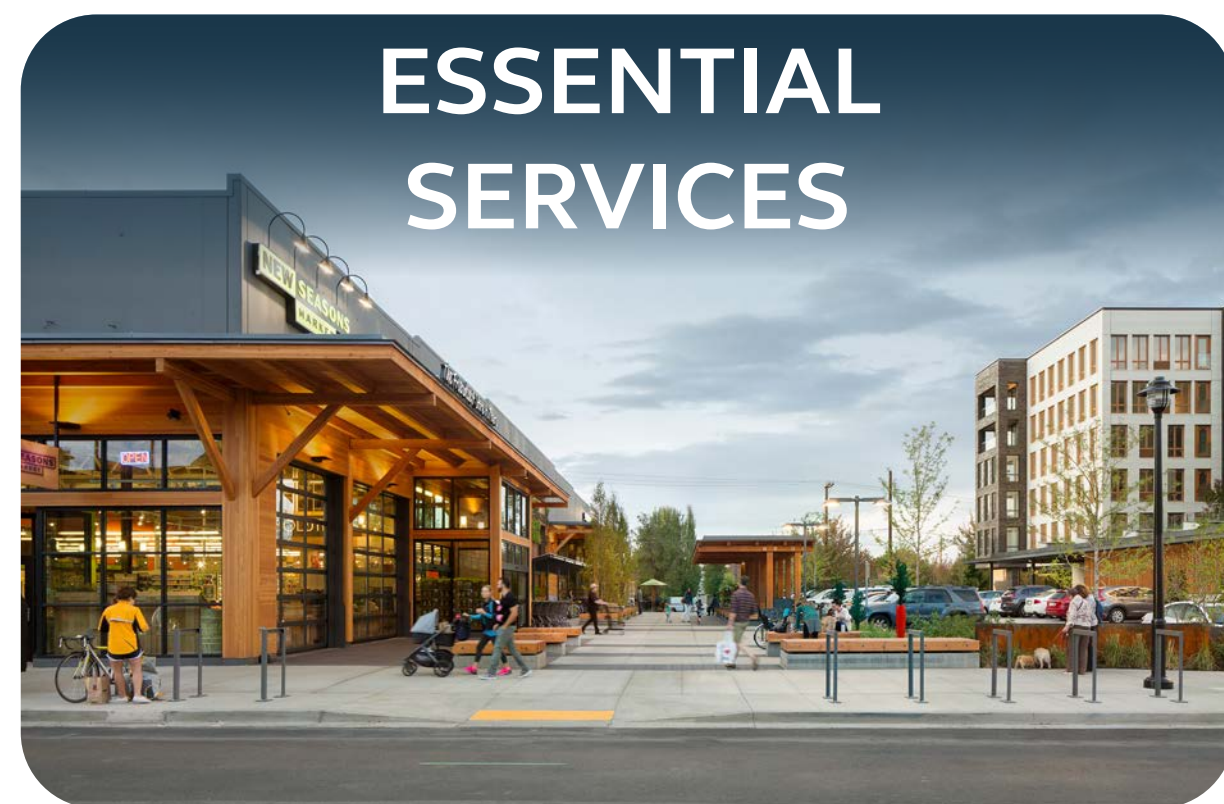
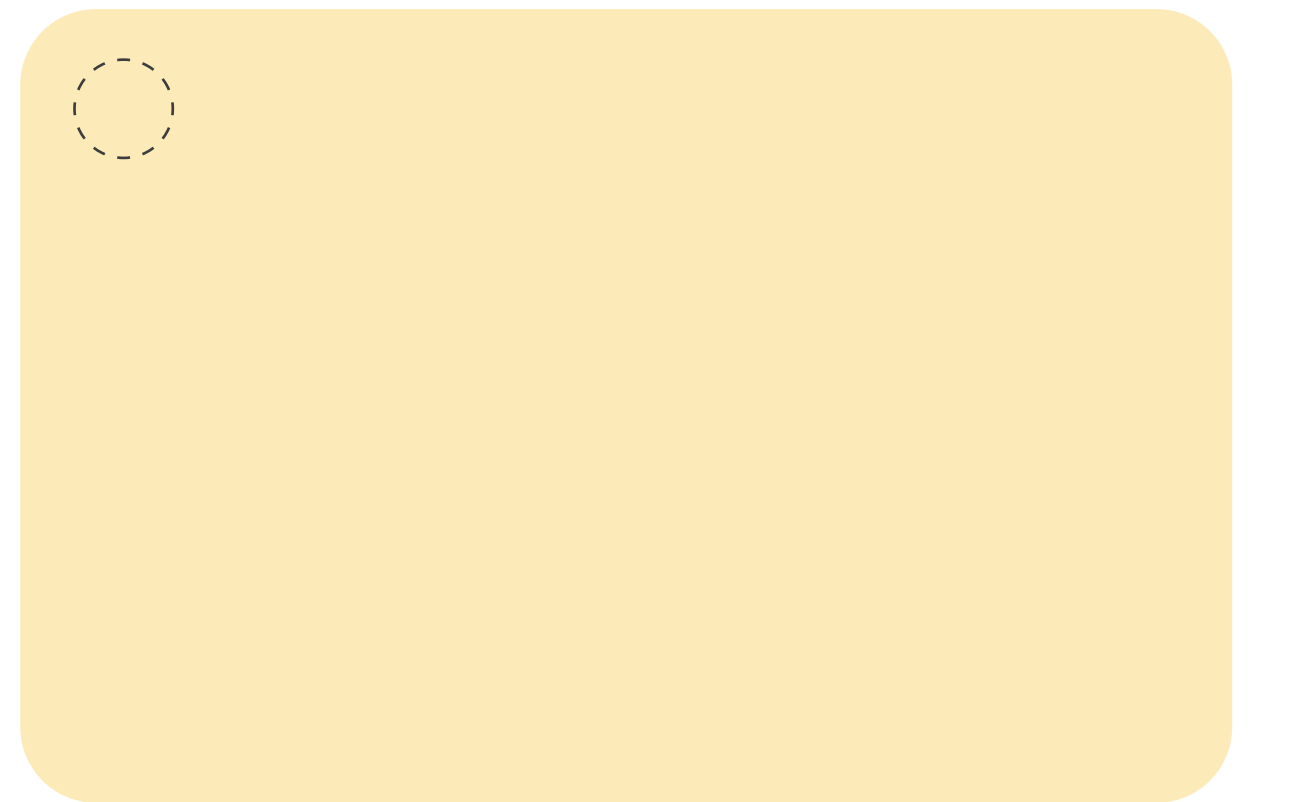
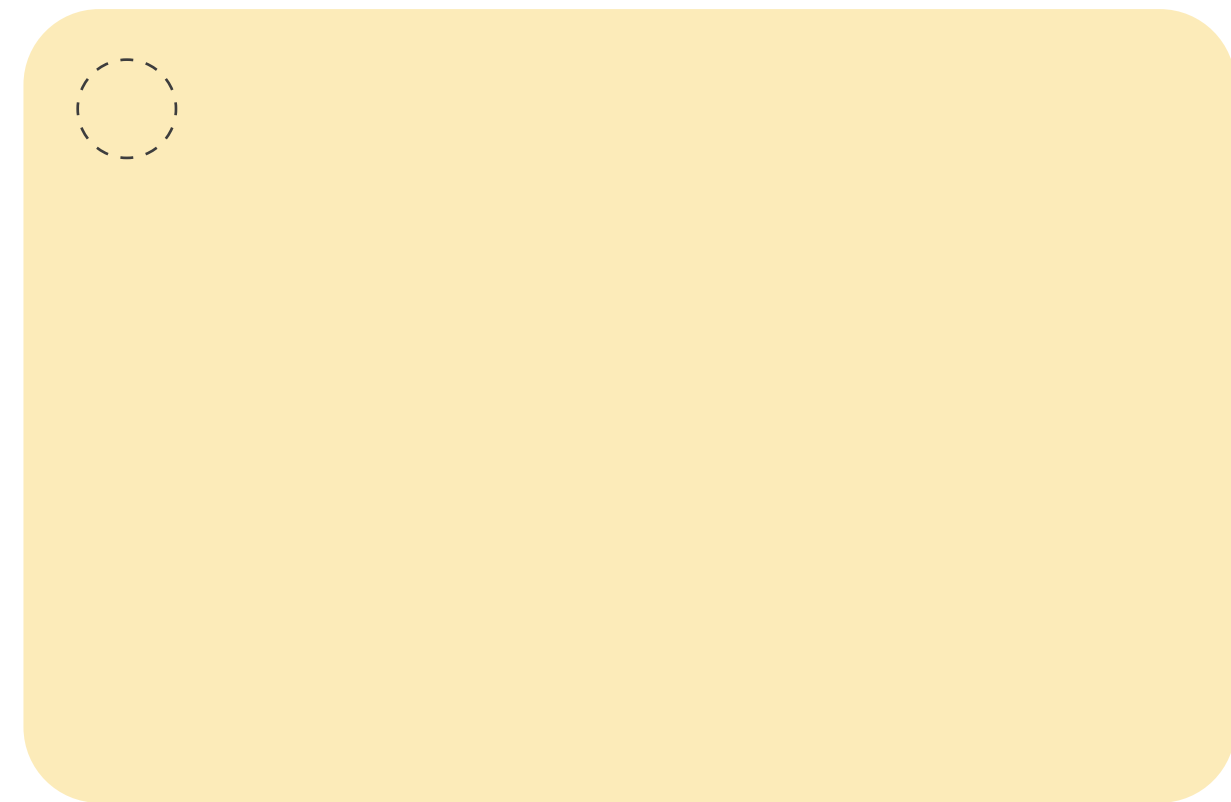
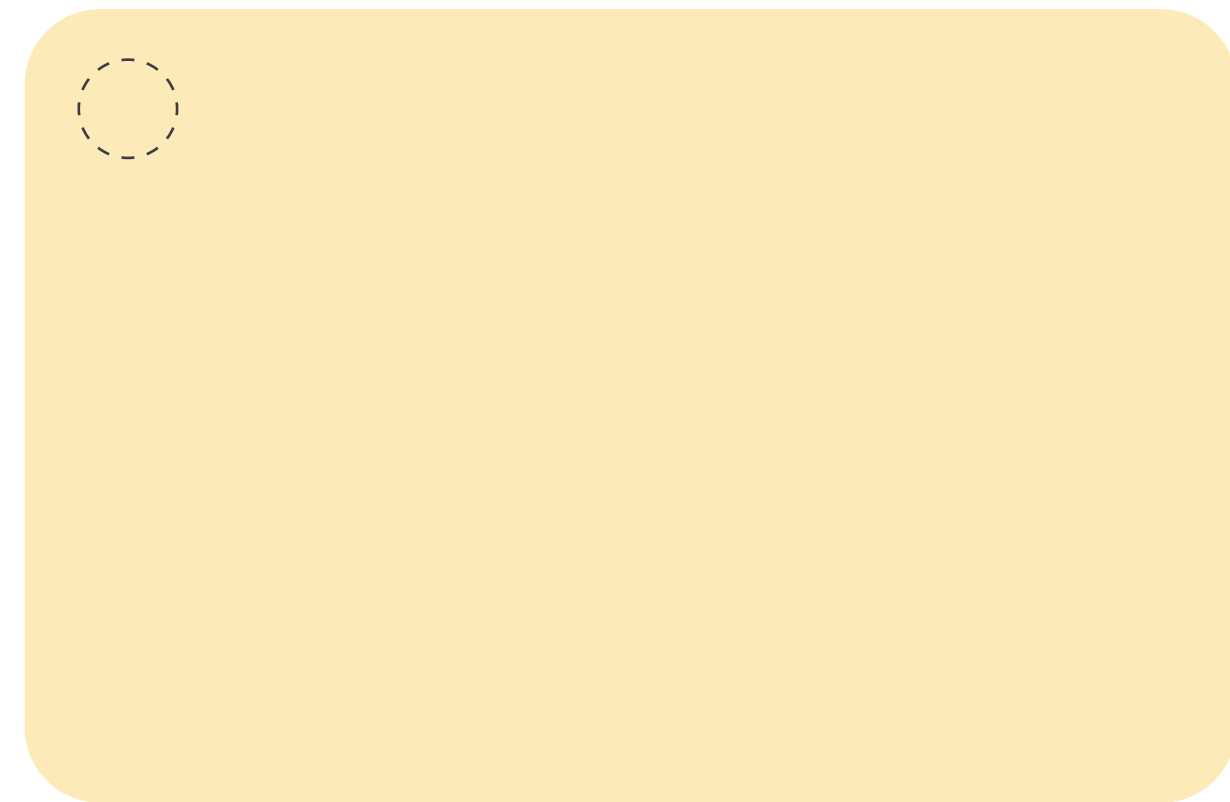
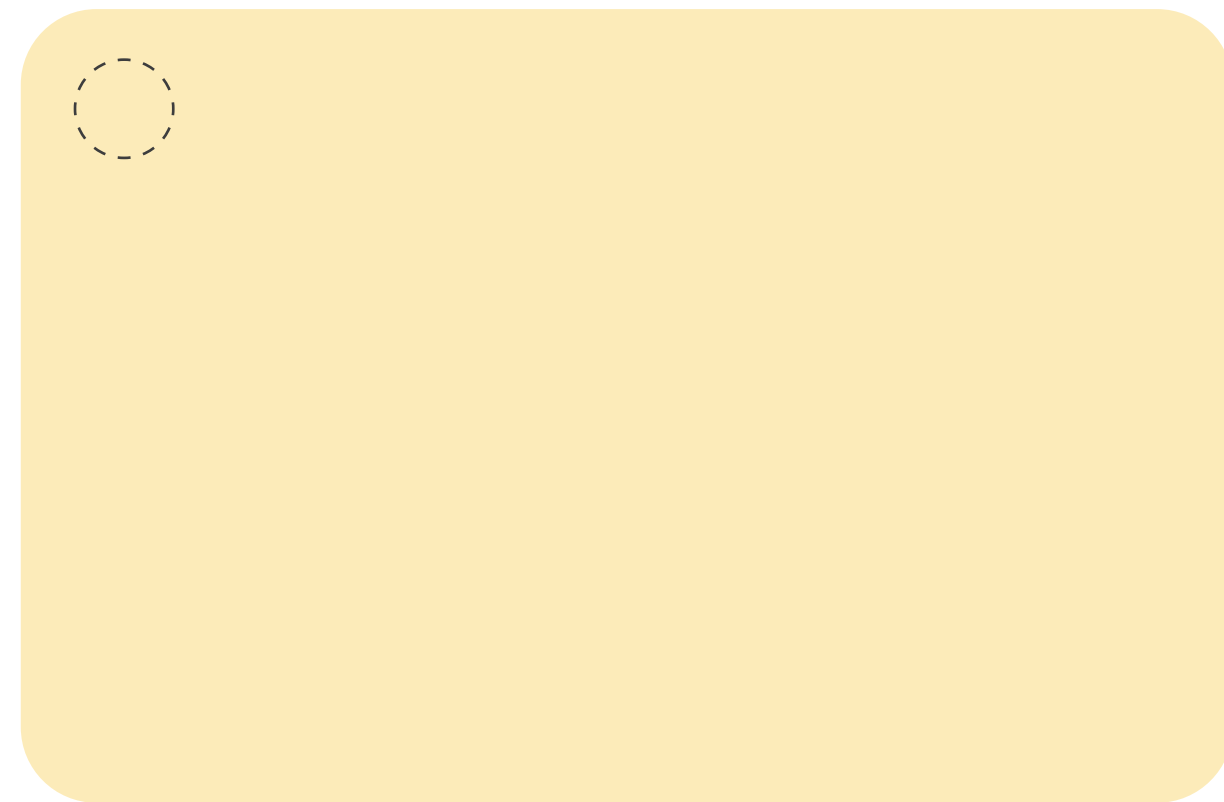
PERSONAL SAFETY



- **Safety Through Design** | Applying Crime Prevention Through Environmental Design (CPTED) principles to increase community trust, safety, and social connection.
- **Eyes on the Street** | Increase visibility over open spaces and pedestrian thoroughfares through residential and commercial uses overlooking.

FEEDBACK

WHICH WELLNESS FEATURE ARE MOST IMPORTANT TO YOU? Place a sticker on your top 3 priorities.



CASE STUDIES

A FEW EXAMPLES OF HEALTH AND WELLNESS DISTRICTS

SURREY HEALTH & TECHNOLOGY CAMPUS



Under construction this District is based around Surrey Hospital and is where a cluster of professional, health, technology and academic based organizations have been focused.



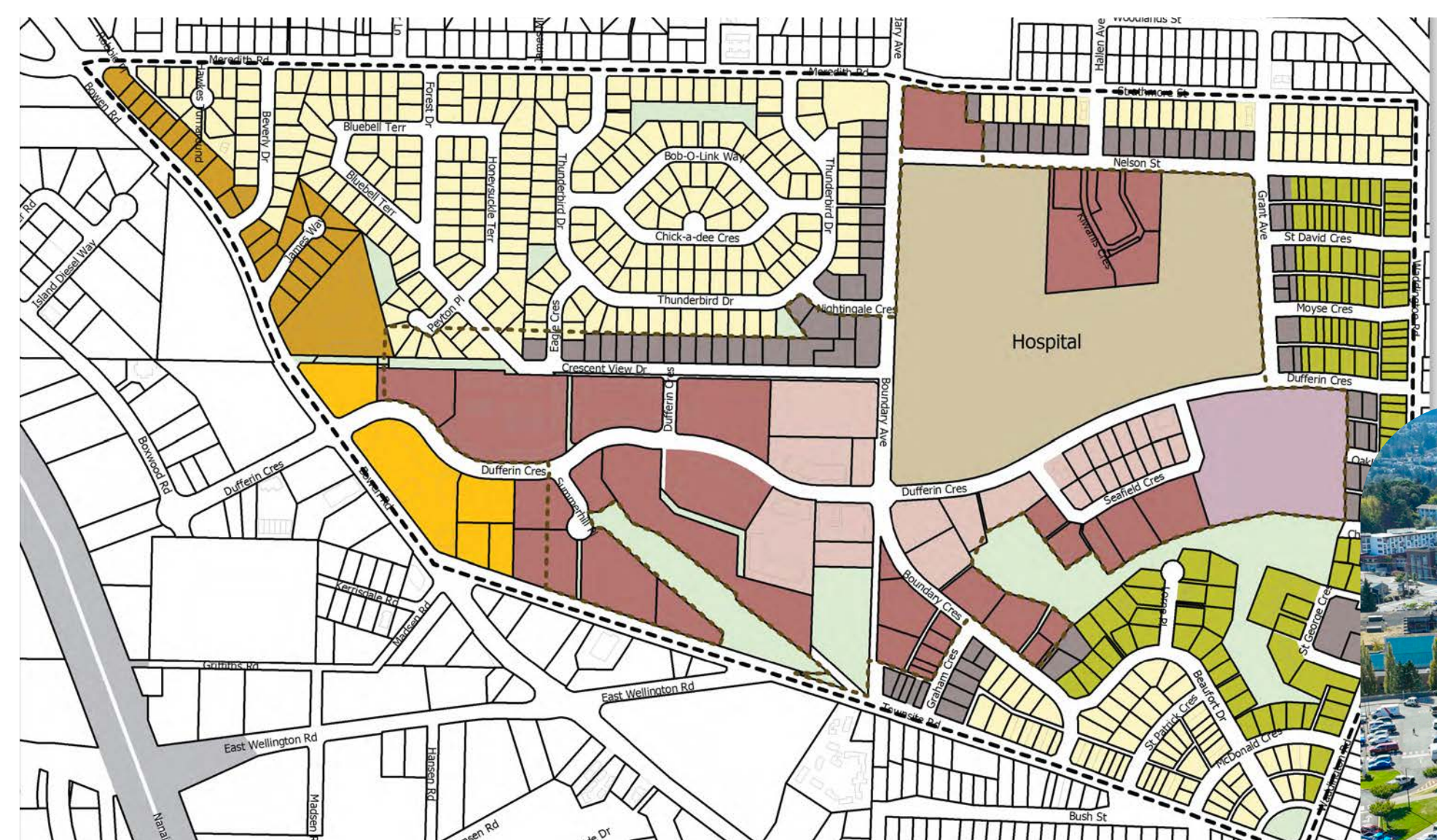
VANCOUVER NEW ST. PAUL HOSPITAL & HEALTH CAMPUS



The new St. Paul's Hospital under construction creates a hub for health care integrating research, technology and medical facilities, on a new campus masterplan with diverse park and wellness spaces.



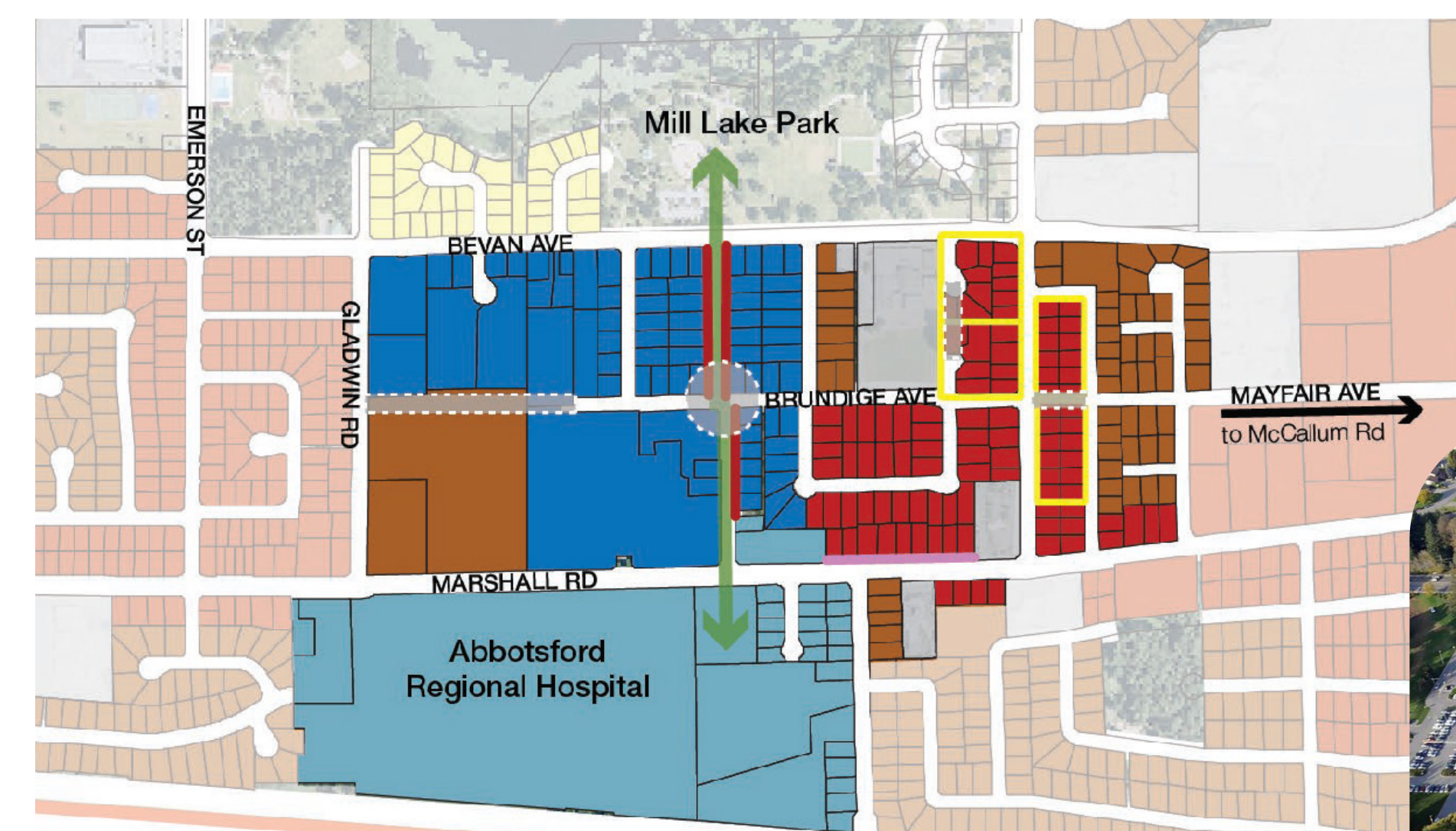
NANAIMO HOSPITAL AREA PLAN



An area plan that guides future development around the Nanaimo Regional General Hospital by proposing more detailed land use designations and transportation network enhancements.



ABBOTSFORD HEALTH CAMPUS



A 'Health Campus' designation around Abbotsford Regional Hospital to enable supporting medical, health, and residential care uses with adjacent future urban centre identified.



CASE STUDIES

KEY DESIGN OUTCOMES PRESENTED IN CASE STUDIES



Design Pedestrian Walkways

- Walkable neighbourhood.
- 'Wellness Walk' or 'Loop'.
- Connections between hospital, nearest park and transit hub.



Enhance Public Transit

- Major transit exchange close to Hospital.
- Accessibility to healthcare services.
- Promotes walkable neighbourhood.



Prioritize Key Partnerships

- Key project partner and developer can enact change.
- Educational partnerships drive innovation and investment.



Integrate Neighbourhood Centre

- Clustered servicing around an institutional anchor.
- Complementary land uses.
- Mixed-use combining retail, healthcare services, and diverse forms of affordable housing.



Build Density Around Hospital

- Mixed-use developments and transit-oriented residential.
- Ground floor commercial uses around hospital.
- New commercial and medical services that support health care sector.



Establish A Parking Strategy

- Parking a priority issue for hospitals and healthcare workers.
- Targeted restrictions to support increased density, walkable neighbourhoods.
- Viable alternatives to car travel.



Supply Diverse Housing Options

- Short and long term accommodation to attract healthcare workers.
- Diverse housing for a diverse community.
- Apartment options to support downsizing for seniors and be suitable for young professionals and students.

WHAT WE HEARD

STAKEHOLDER ENGAGEMENT RESULTS - GAINS

The following are existing and future **opportunities** within the Health and Wellness District. These were identified through workshops held with Council, Stakeholders, City Staff and the Technical Working Team.

GAINS NOW Existing opportunities from positive attributes about the neighbourhood

- Strong Community Assets** ✓ Existing public and community assets, such as public lands and West Kinsmen Park.
- Transportation Connectivity** ✓ Walkable and easy to navigate area with free parking, existing transit, and proximity to highway.
- Existing Healthcare Presence** ✓ Established healthcare infrastructure and integrated healthcare services with potential for growth.
- Opportunities for Development** ✓ Development opportunities on vacant and aging sites and proactive planning supported by Council, healthcare providers, developer interests.
- Existing Varied Community** ✓ Family-friendly community with a mix of housing types.

GAINS NEXT Future opportunities to build on strengths and be measures of success for the project

- A Health Hub** ✓ Comprehensive healthcare services: preventive, specialist, continuous, and accessible care for vulnerable populations, enhancing healthcare security.
- Increased Housing Availability** ✓ Accommodation for healthcare providers and visitors, including affordable, attainable, diverse, and sustainable housing options.
- Improved Transportation** ✓ Enhanced connectivity via demand management, expanded transit, optimized parking, and active transportation networks.
- Development Partnerships** ✓ Strategic planning and identified partnerships, created through bringing together all stakeholders and setting expectations.
- More Outdoor Spaces** ✓ Green spaces and infrastructure for healing, outdoor gathering, sheltering, and heat dome mitigation.
- A Complete Community** ✓ A safe, vibrant community with inclusive amenities fostering connection, sense of place, and Indigenous-friendly spaces.
- Market-Viable Product** ✓ Market viability through feasibility, clear funding responsibility, developer incentives, and alignment with project timelines.
- Community Buy-In** ✓ Clear and effective communication with the community, including visuals and project timeline.

DID WE MISS ANY GAINS NOW? Write your comments on a GREEN sticky note.

DID WE MISS ANY GAINS NEXT? Write your comments on a GREEN sticky note.

WHAT WE HEARD

STAKEHOLDER ENGAGEMENT RESULTS - PAINS

The following are existing and future **challenges** within the Health and Wellness District. These were identified through workshops held with Council, Stakeholders, City Staff and the Technical Working Team.

PAINS NOW Existing challenges and concerns about the area to be mindful of

- Insufficient Healthcare Services** ✘
Gaps in healthcare services, including staffing shortages, lack of specialists, limited space, aging infrastructure, and ER closures.
- Transportation Challenges** ✘
Challenges with parking, limited accessibility, and poor transit options for hospital users and visitors.
- Housing Shortages** ✘
Lack of sufficient housing for healthcare providers and support staff, as well as transitional housing for those leaving the hospital.
- Development Limitations** ✘
Constraints including small lots, site limitations, land assembly needs, aging buildings, and fragmented piecemeal development.
- No Sense of Place** ✘
Lack of essential services, amenities, and public spaces; overall, community lacks an identity or sense of place.
- Challenging Public Sentiment** ✘
Community's perception and misinformation related to change and displacement in this area.
- Weak Market** ✘
Uncertainty with high cost of development, infrastructural upgrades needed, and potential lack of support to expand hospital services.

PAINS NEXT Potential roadblocks to prepare for and mitigate risks that may undermine success

- Uncertainty** ✘
Potential uncertainty among decision-makers and stakeholders, constraints in delivering infrastructure projects, and limited support at the provincial level.
- Barriers** ✘
Funding and budget limitations, competing investment priorities, long project timelines, and limited support from partners.
- Transportation Challenges** ✘
Increased traffic, inadequate parking, unmanaged demand, and transit services not supported by enough density or usage.
- Development is Difficult** ✘
Development constraints such as land assembly and lack of space.
- The Wrong Product is Built** ✘
Not guaranteed to achieve the type of development within the Plan due to lack of buy-in from developers.
- Community Isn't On Board** ✘
Incremental issues that dilute the vision and community trust; need for community buy-in.
- Challenge of Maintaining** ✘
Long-term viability risks from high operational costs for public realm enhancements and uncertain ability to attract services.

DID WE MISS ANY PAINS NOW? Write your comments on a RED sticky note.

DID WE MISS ANY PAINS NEXT? Write your comments on a RED sticky note.

WHAT WE HEARD

COMMUNITY SURVEY RESULTS

In April 2026, a public survey was posted on the Mission website to learn about community priorities for the area. 235 responses were received. Below are the questions asked and the **top six responses** for each.

What do you like about this area that should be preserved?

- Close access to healthcare services and the hospital
- Access to parks, open space, and natural areas
- Ability to meet daily needs within a short walk or drive
- Tree canopy and green spaces
- Ease of getting around the area
- A welcoming and inclusive environment for all ages and abilities

What are some challenges you experience in this area?

- Lack of parking availability
- Traffic congestion or delays
- Not enough nearby shops, services, or amenities
- Safety concerns (lighting, visibility, personal security)
- Streets and public spaces feel uncomfortable or lack amenities (lighting, trees, seating)
- Difficulty walking safely (sidewalks, crossings, accessibility)

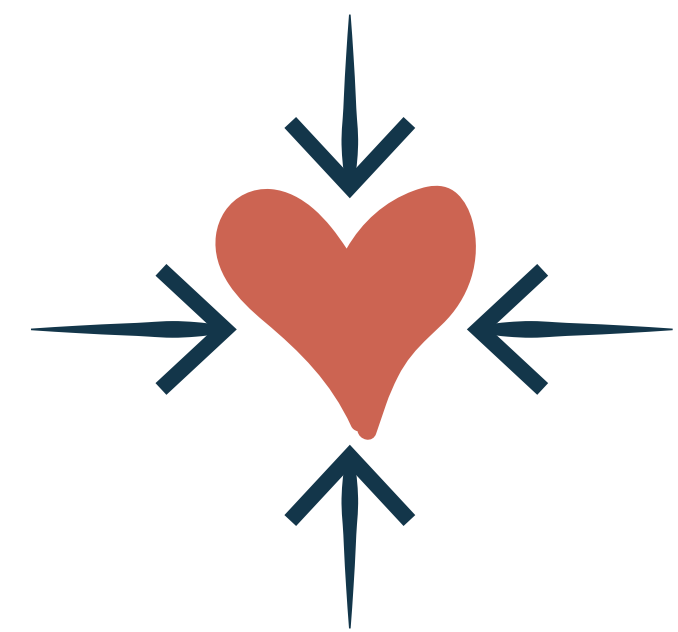
What would you like to see in the Health and Wellness District?

- Expanded healthcare and wellness services close to where people live
- Efficient and well-managed parking options
- A holistic approach to community services (birth to death), wellness programs, social connection
- New or improved parks, plazas, and outdoor gathering spaces
- High-quality streets and public spaces (trees, lighting, seating)
- A wider range of housing options to support different needs and life stages

What are the most important objectives for the health and wellness district for you?

- Establish medical and wellness services near the hospital
- Strategy to improve parking
- Support places for research and learning in health care
- Support the development a mix of housing types (health care workers, seniors, etc.)
- Support the design of high-quality streets, vibrant and safe public spaces
- Establish active ground floor commercial frontages

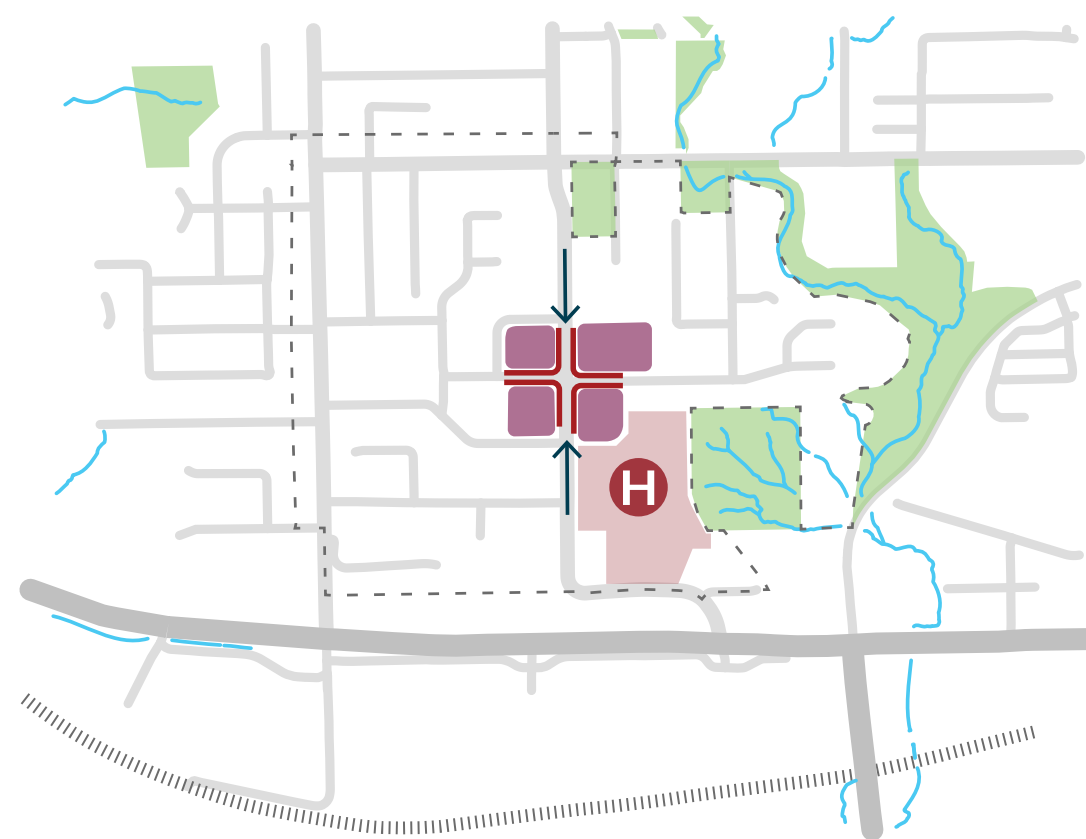
CONCEPT 1



A HEALTHY HEART

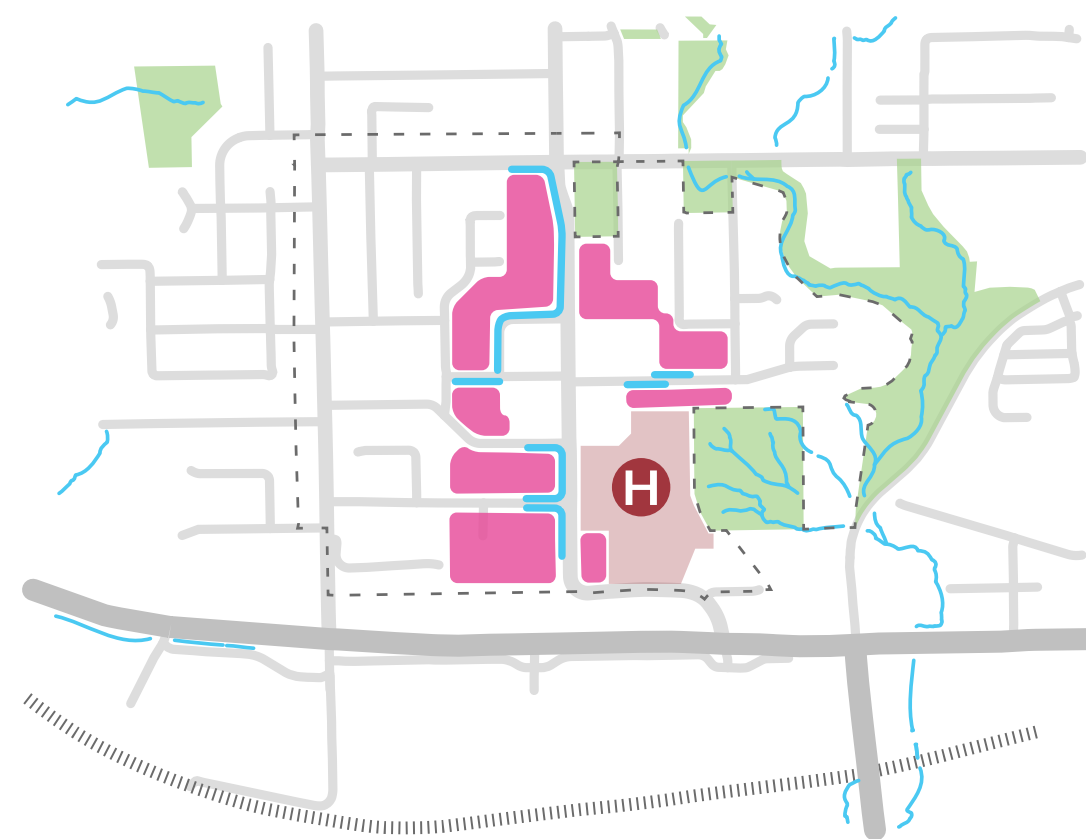
Following the stakeholder and community feedback the project team started developing ideas for what the district plan will include. **Two initial concepts** emerged and are presented here.

1 ACTIVITY HUB



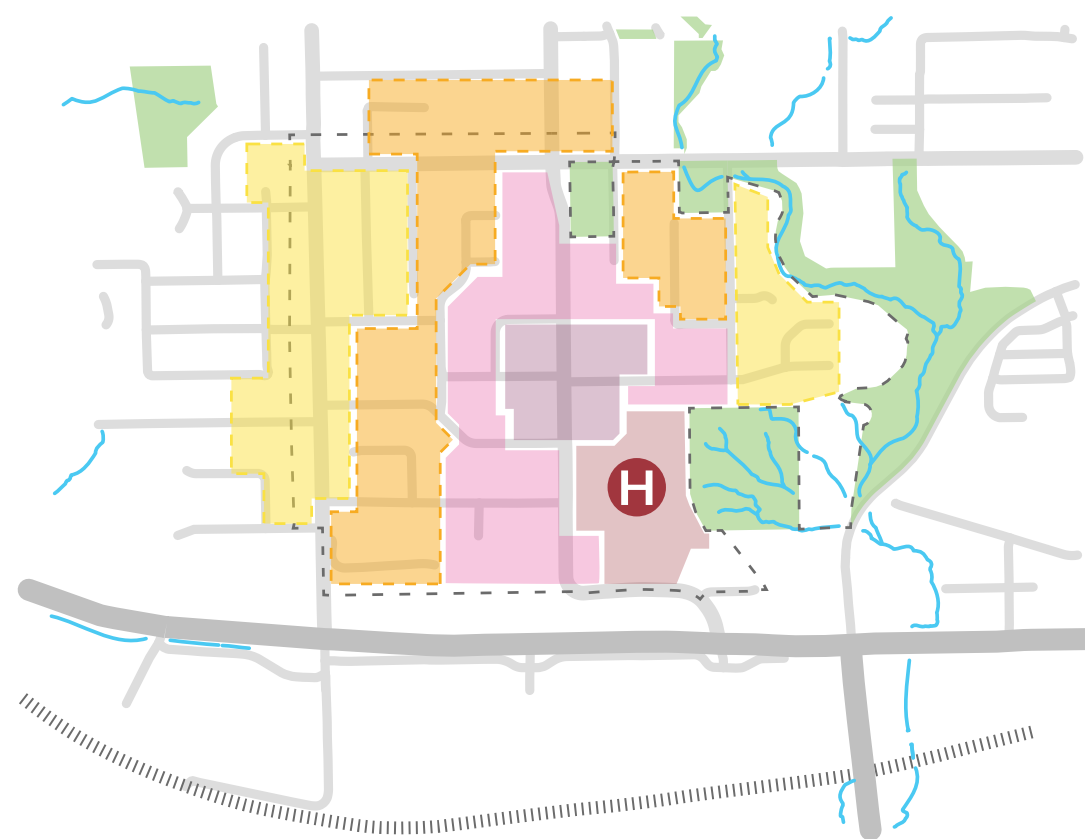
A vibrant hub of retail and service amenities near the intersection of Hurd Street and Bueckert Avenue.

2 BUZZING HEART



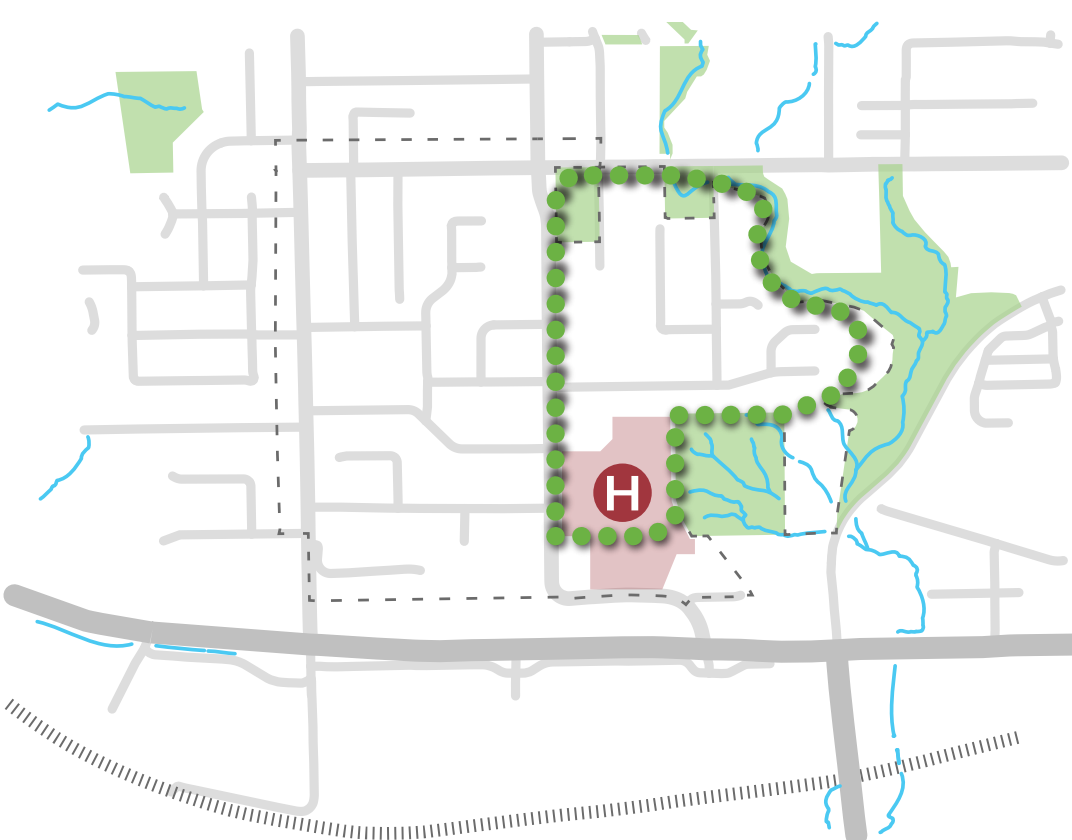
In the blocks surrounding the Activity Hub, retail and ground-oriented residential uses create a vibrant and buzzing neighbourhood heart.

3 RADIATING INTENSITY



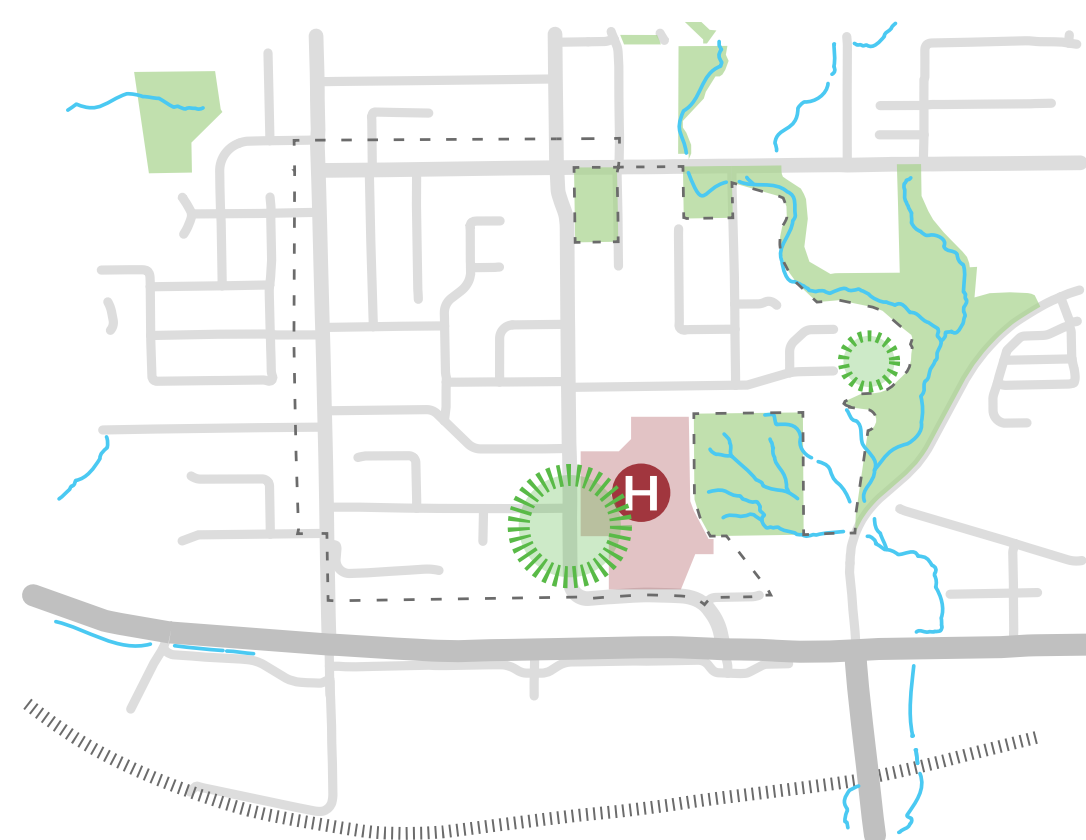
Intensity and activity radiates outward from the Buzzing Heart toward a residential periphery.

4 WELLNESS LOOP



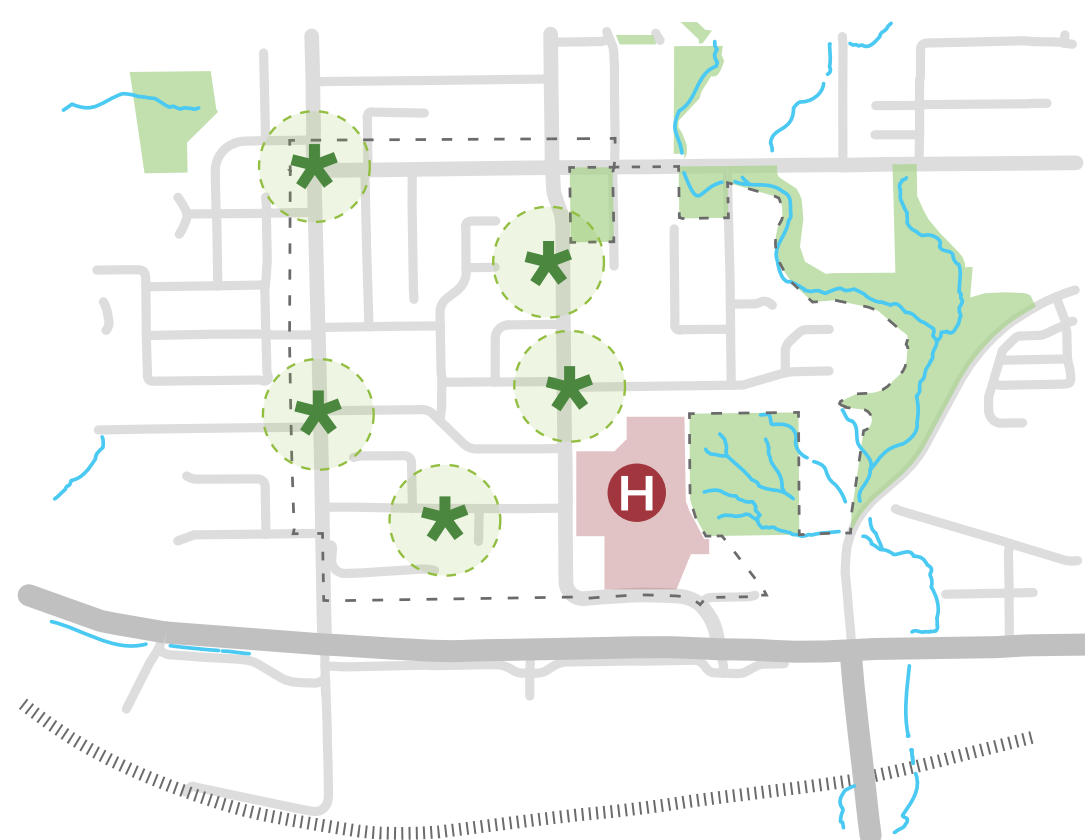
A wellness loop connects Mission Memorial Hospital, Windebank Creek and Kinsmen West Park.

5 PARKS

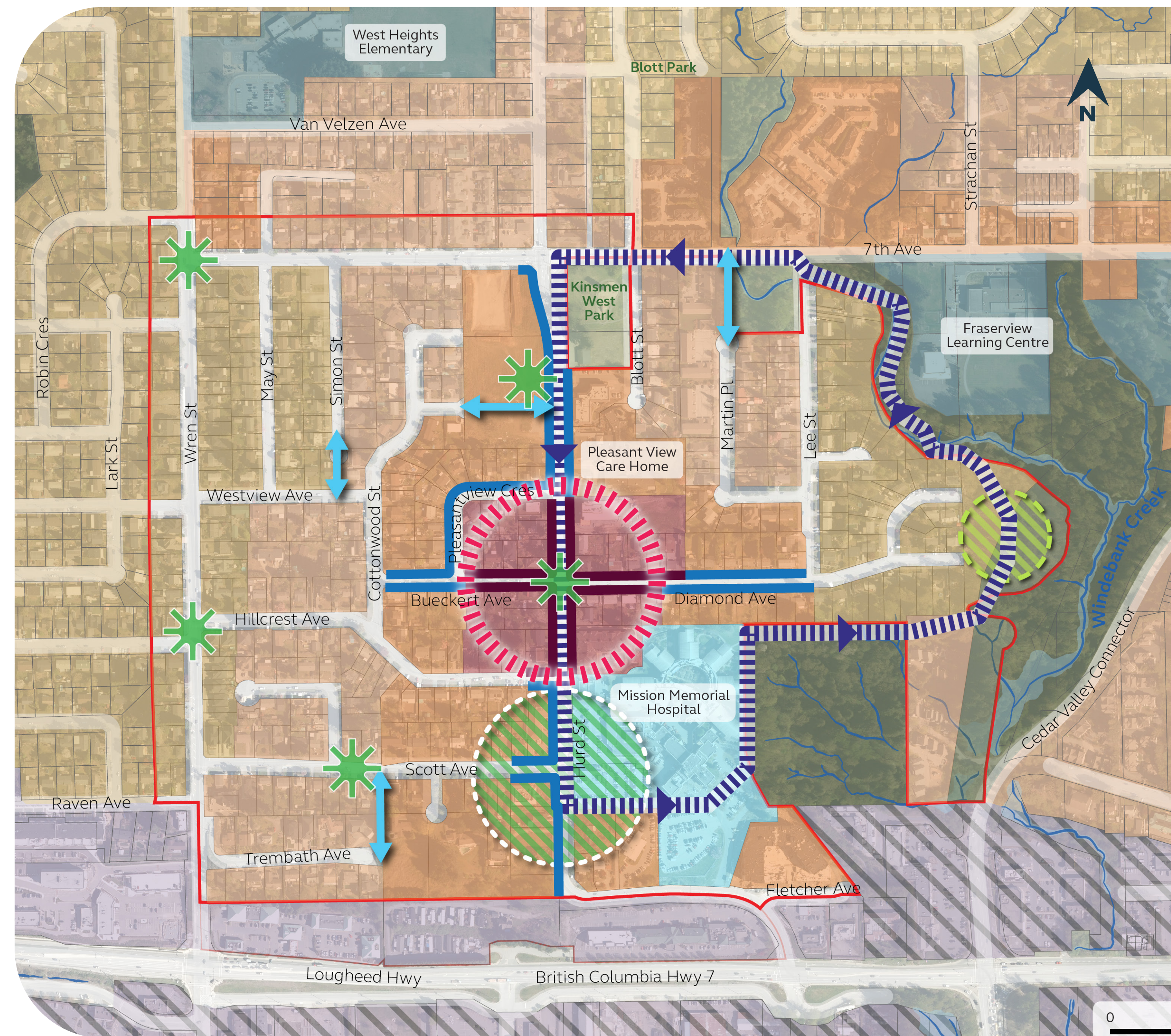


A necklace of open spaces are found along the wellness loop, with a potential primary open space near the hospital, and a smaller pocket park near Windebank Creek.

6 POPS AND PLAZAS



Privately-Owned Public Spaces are interspersed throughout the neighbourhood at key gateways and pedestrian nodes.

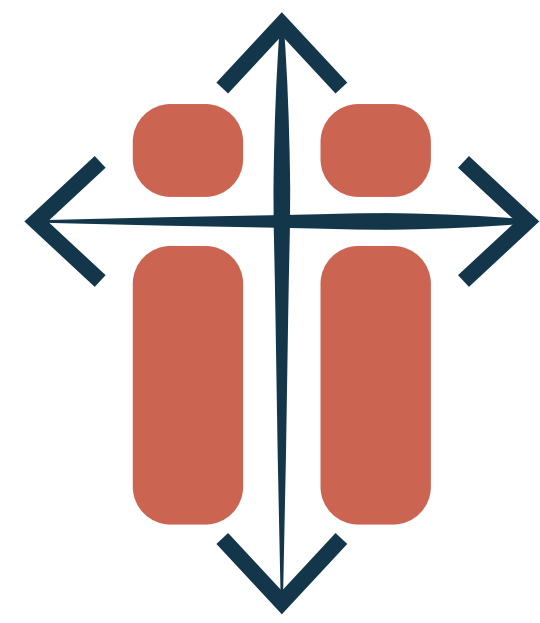


Legend

- District Boundary
- Neighbourhood Centre
- Institutional (Hospital)
- Mid-Rise Residential Plus
- Mid-Rise Residential
- Urban Residential Townhouses
- Parks and Open Space
- Protected Natural Assets
- Stream
- Water Body
- Activity Hub
- Required Commercial Frontage
- Active Frontage
- Green Wellness Loop
- Neighbourhood Open Space
- Pocket Open Space
- POPS at Key Intersections
- Pedestrian Connections

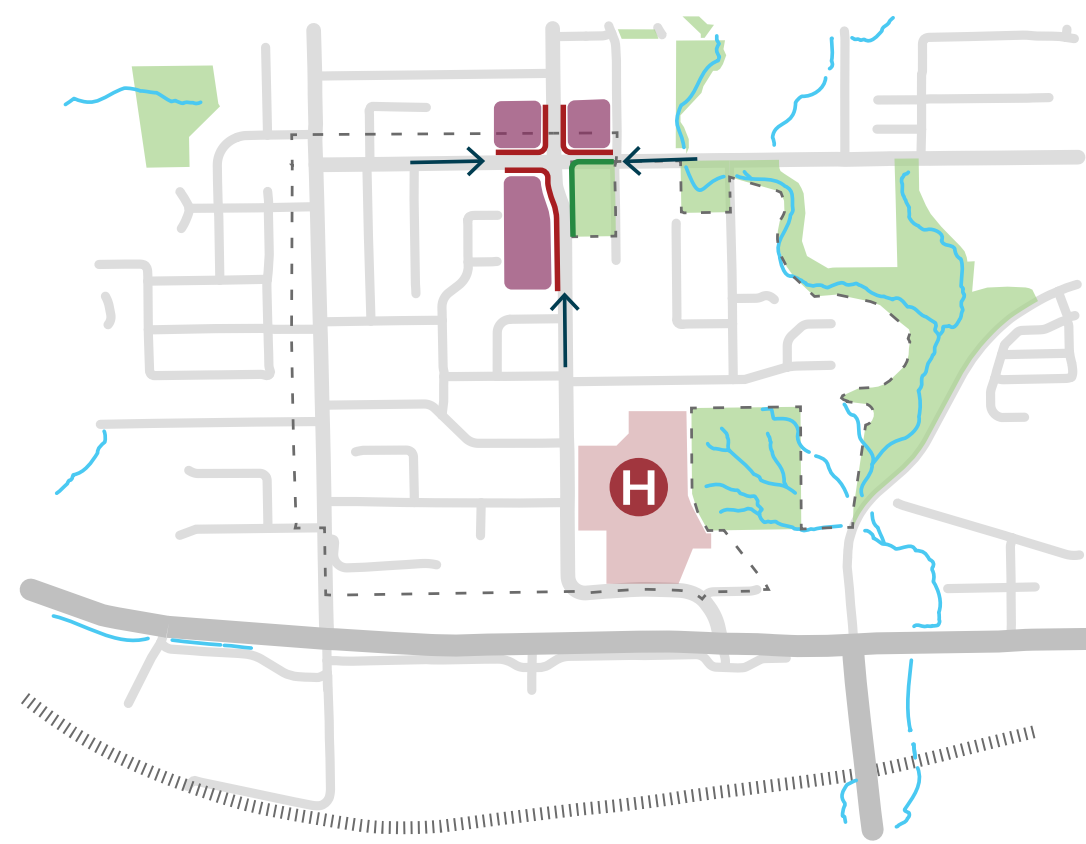
CONCEPT 2

WELLNESS SPINE



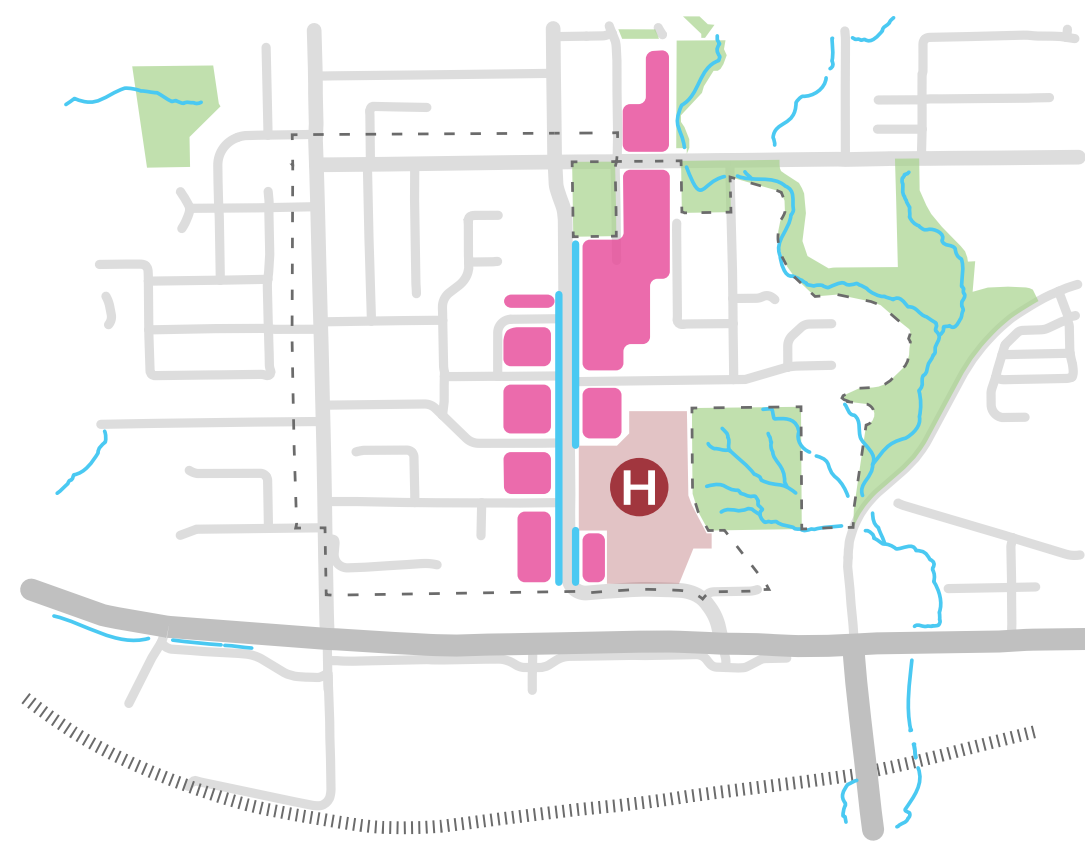
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1 ACTIVITY HUB



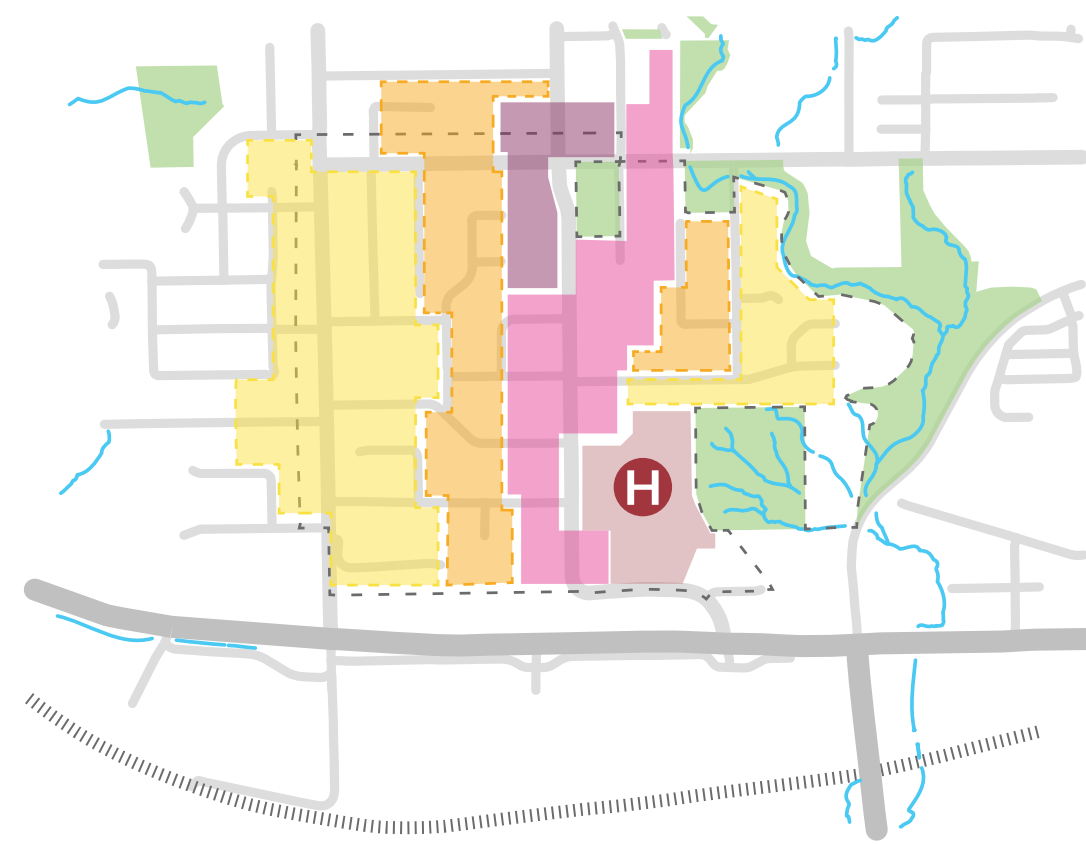
A vibrant hub of retail and service amenities located at Hurd St and 7th Ave.

2 URBAN SPINE



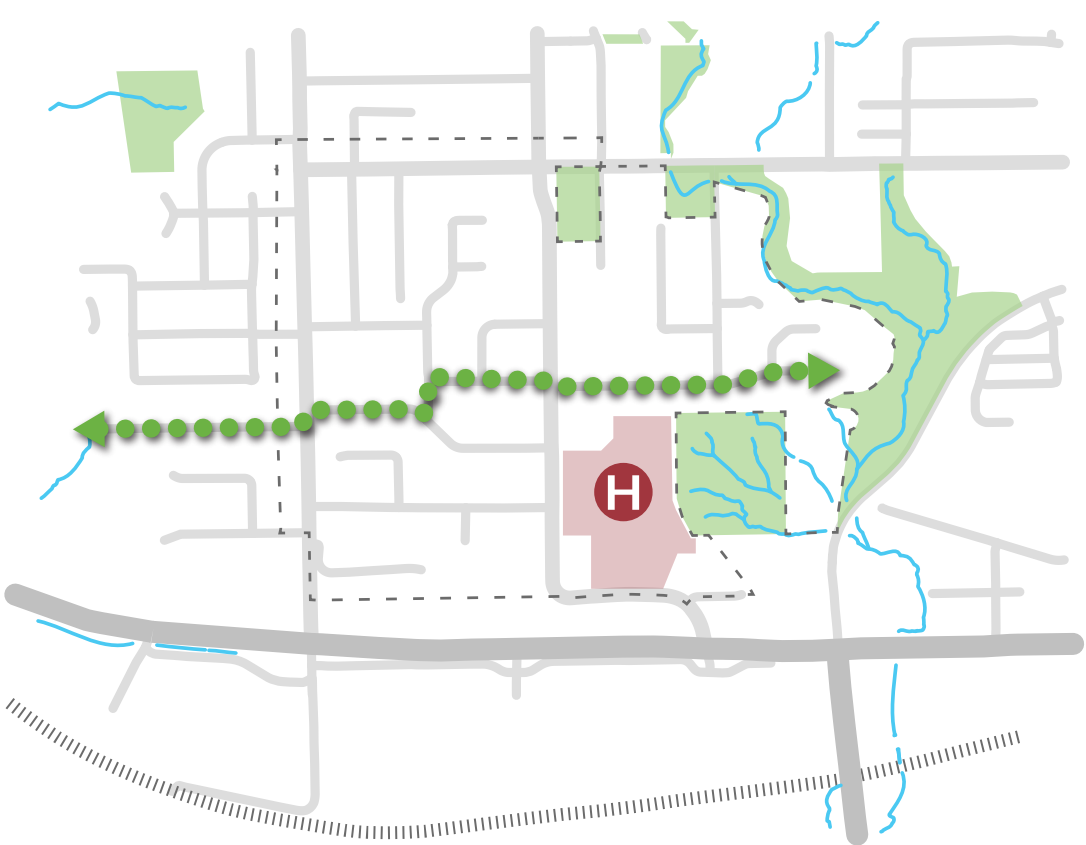
Pedestrian-friendly neighbourhood high street connects the Activity Hub and Mission Memorial Hospital.

3 CORRIDOR INTENSITY



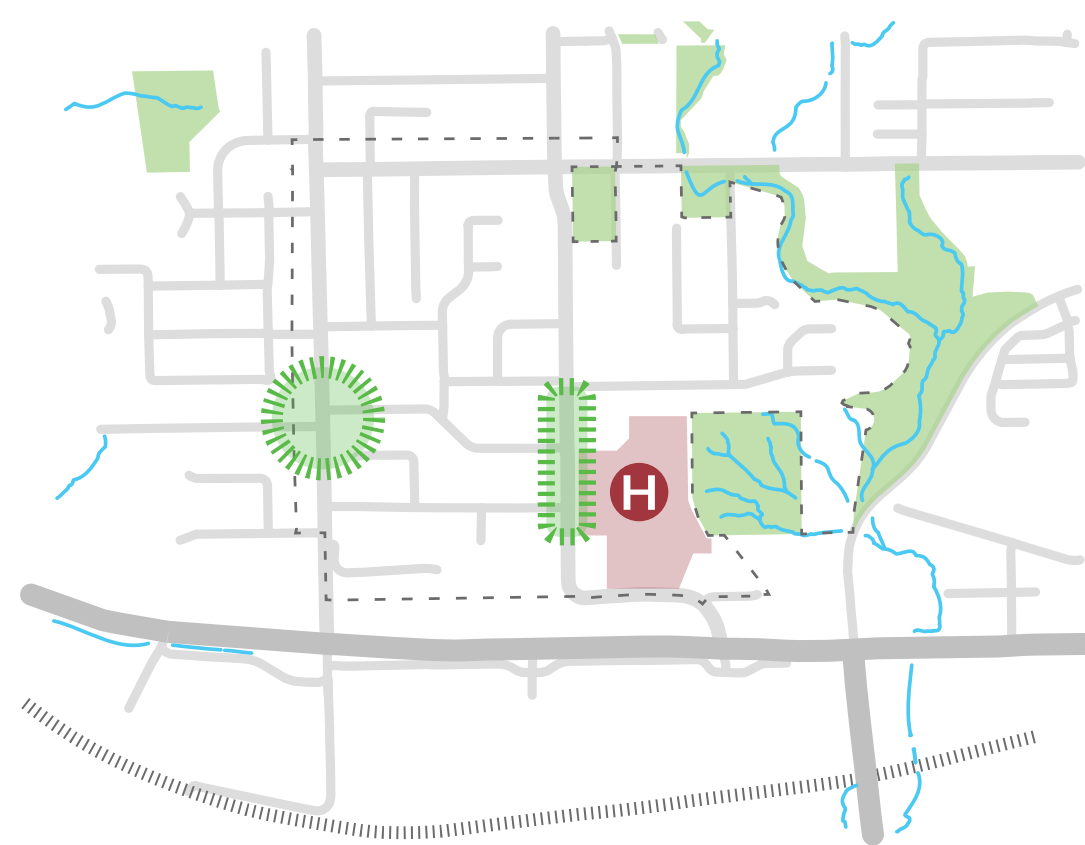
Greatest intensity and activity along the Urban Spine, with quieter residential at the periphery.

4 GREEN CONNECTOR



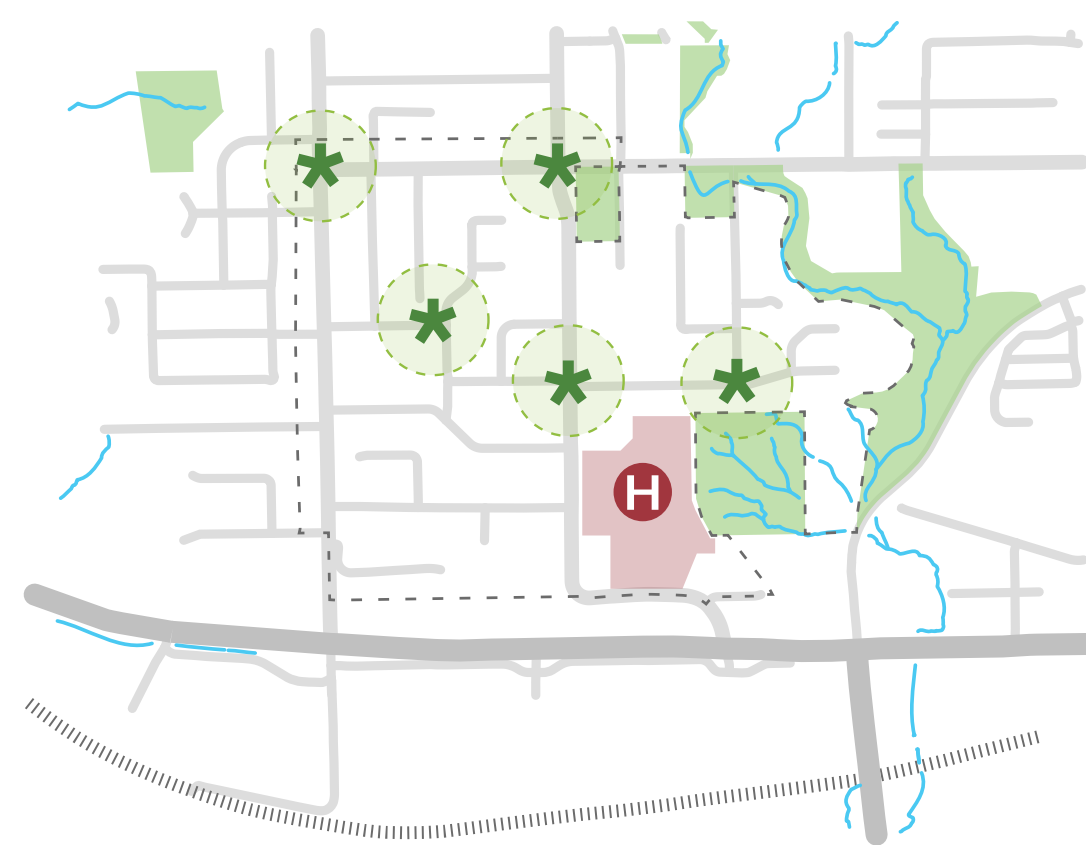
An east-west multi-modal green connector along Hillcrest Avenue and Bueckert Avenue.

5 PARKS

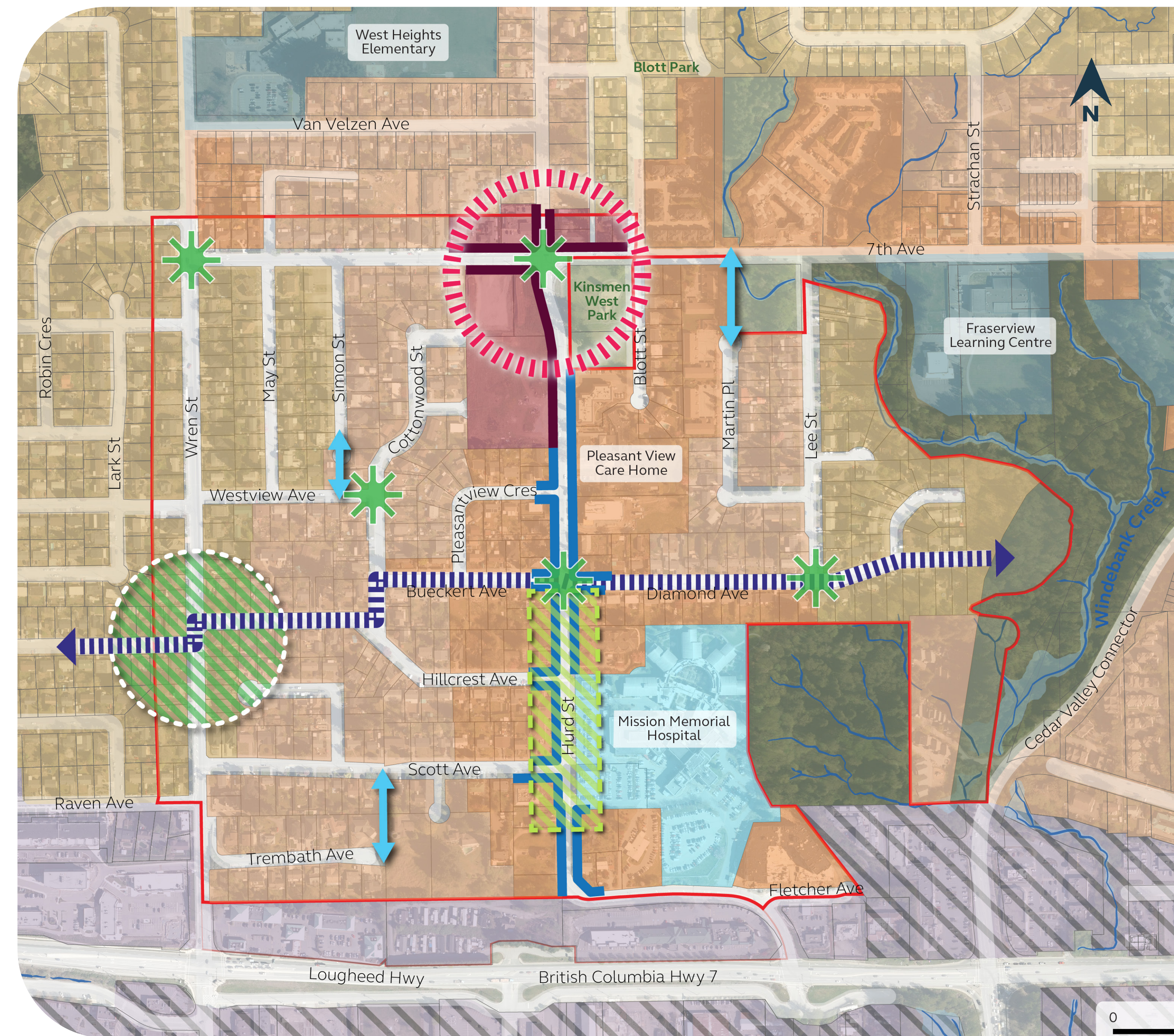


Potential primary new open space along the Green Connector near Wren Street and a linear 'pocket' public space near the Hospital.

6 POPS AND PLAZAS



Privately-Owned Public Spaces are interspersed throughout the neighbourhood at key gateways and pedestrian nodes.

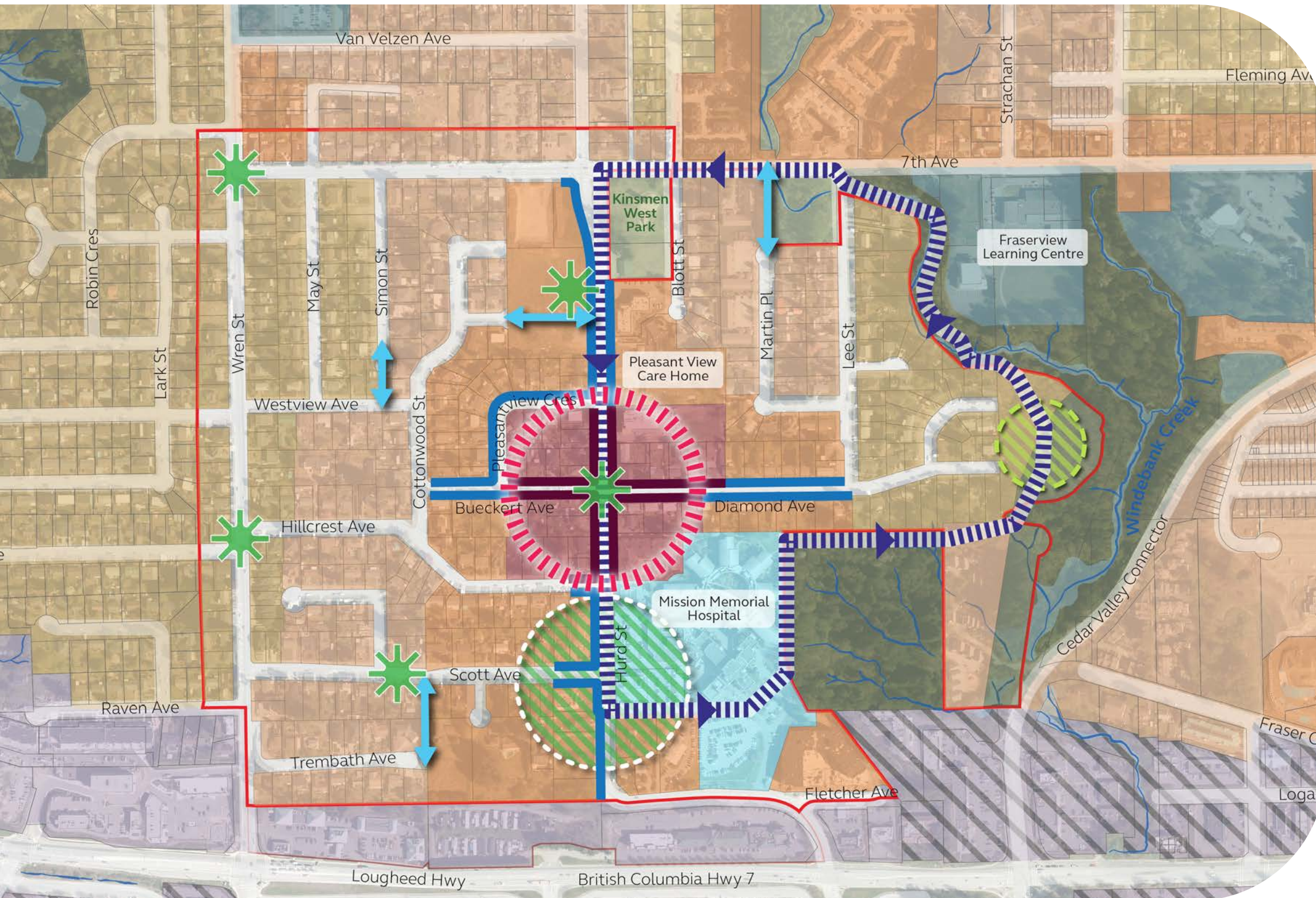


Legend

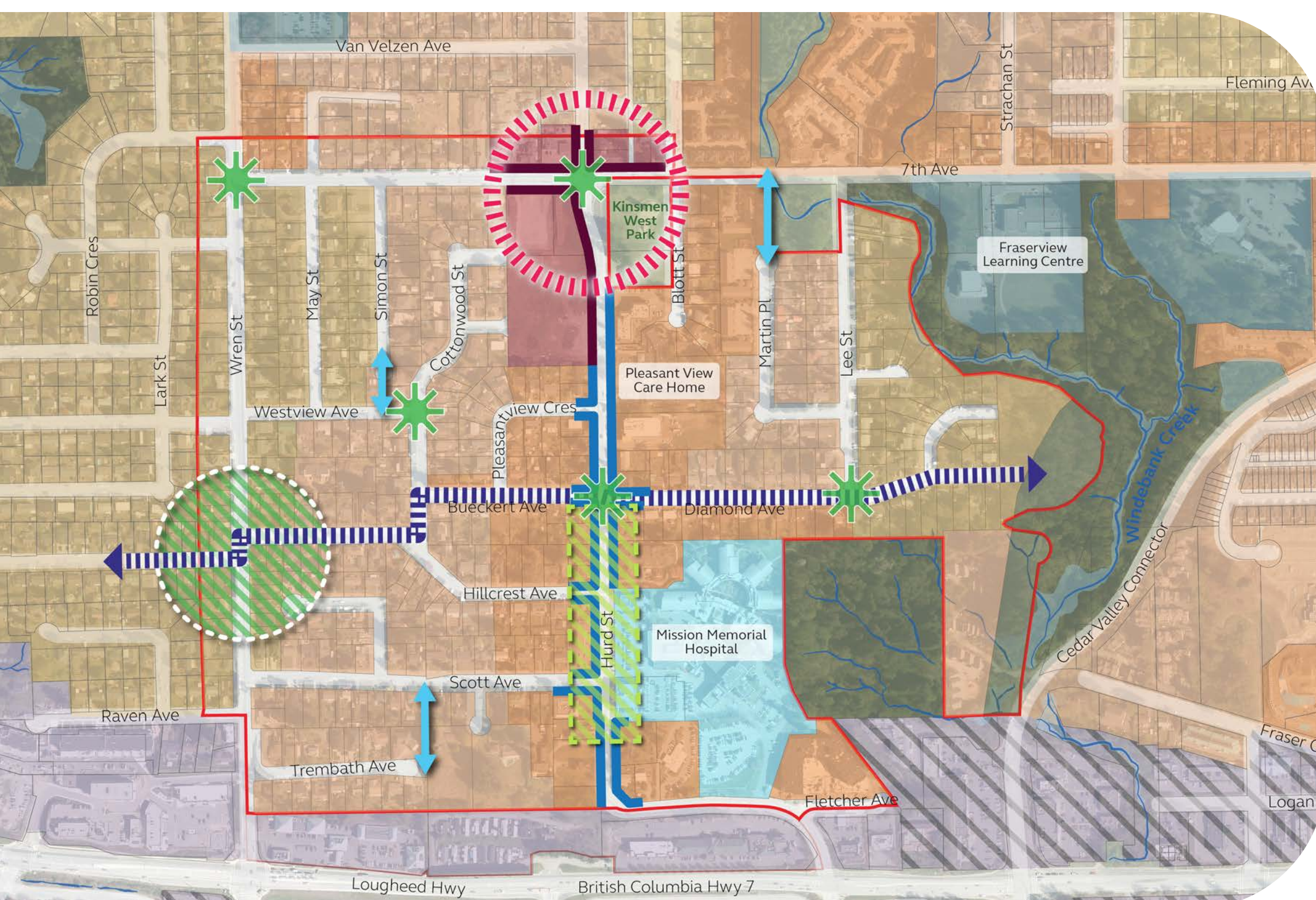
- District Boundary
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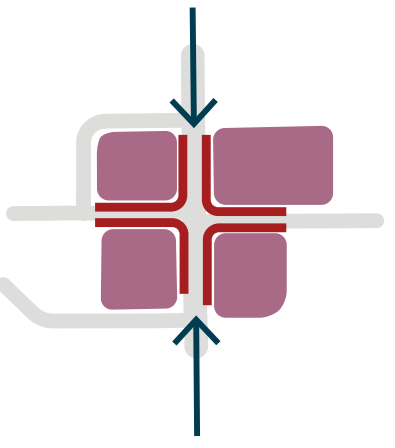
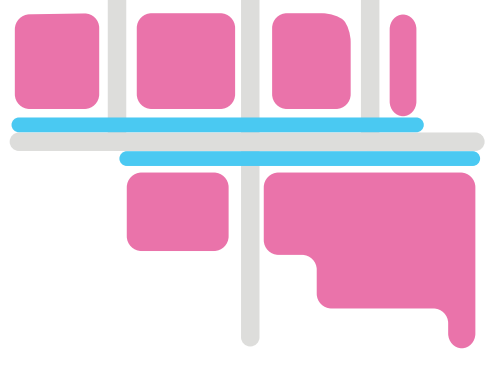
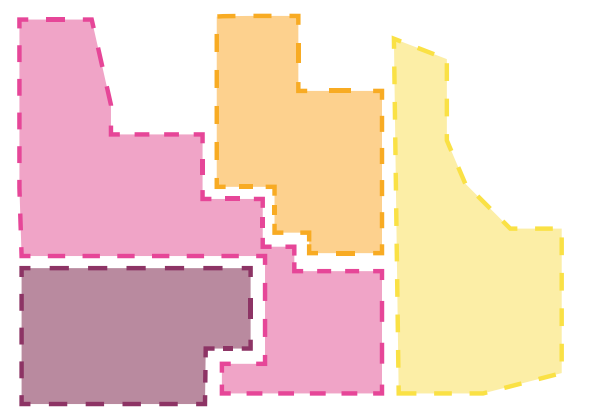
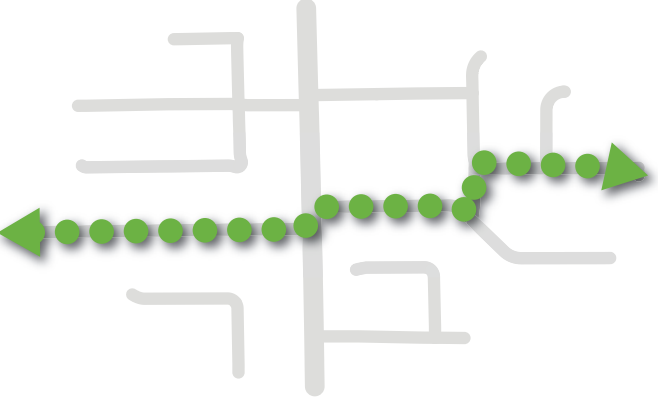

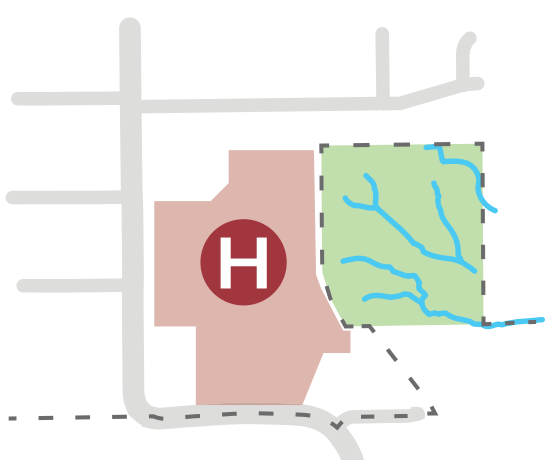
CONCEPT COMPARISON

A HEALTHY HEART - RADIAL CONCEPT



WELLNESS SPINE - LINEAR CONCEPT

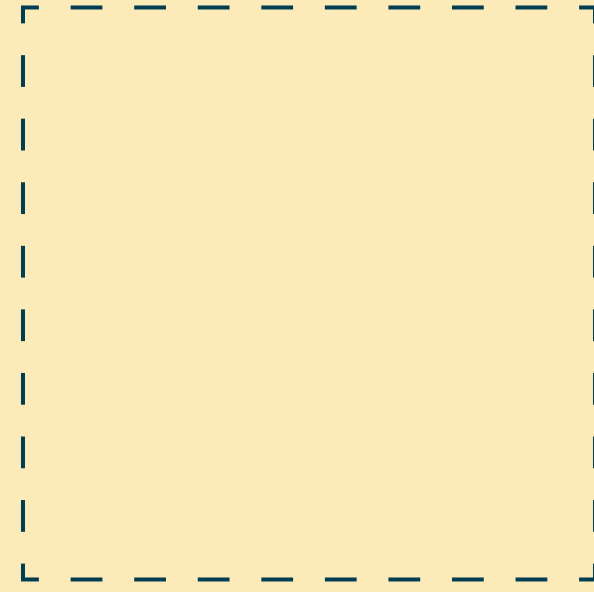
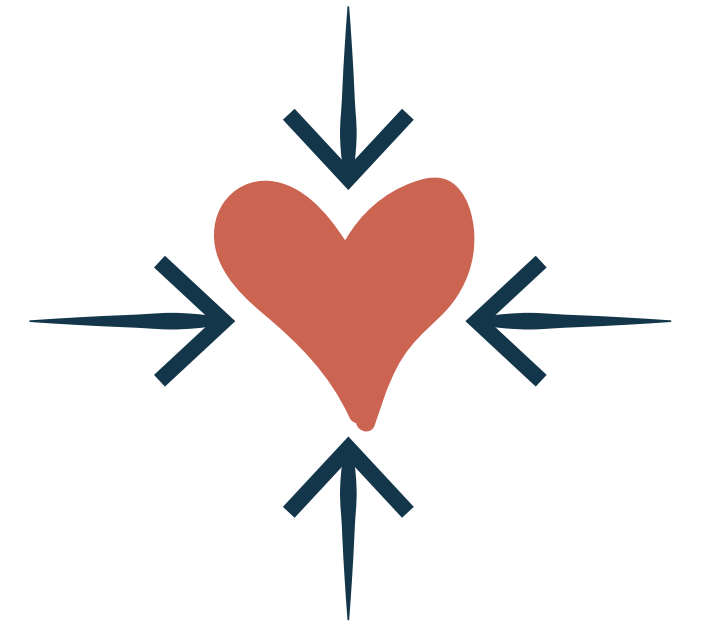


KEY CHARACTERISTICS	HEALTHY HEART	WELLNESS SPINE
 <p>Activity Hub</p>	<p>Located closer to the hospital, concentrating activity near the primary institutional anchor.</p>	<p>Located at the northern gateway near Kinsmen West Park, establishing a distinct anchor separate from the hospital.</p>
 <p>Core Structure</p>	<p>Organized around a compact buzzing heart with activity concentrated in a central cluster.</p>	<p>Organized around a linear urban spine connecting two anchors (hub to hospital).</p>
 <p>Intensity Pattern</p>	<p>Density radiates outward, decreasing in all directions from a central core.</p>	<p>Density is focused along a central corridor and tapers off to the east and west.</p>
 <p>Movement Network</p>	<p>Features a continuous wellness loop connecting key destinations in a circuit.</p>	<p>Features a strong east-west green connector intersecting the north-south spine.</p>
 <p>Parks & Open Space</p>	<p>Open spaces are arranged as a “necklace” along the loop, anchored by a major park near the hospital.</p>	<p>Open spaces are distributed along corridors, including a larger green connector park and linear pocket spaces.</p>
 <p>Relationship to Hospital</p>	<p>Hospital is the central organizing feature around which the neighbourhood is structured.</p>	<p>Hospital acts as one of two key endpoints connected by the spine.</p>

FEEDBACK

What do you like about **Concept 1**? What would you change or add?

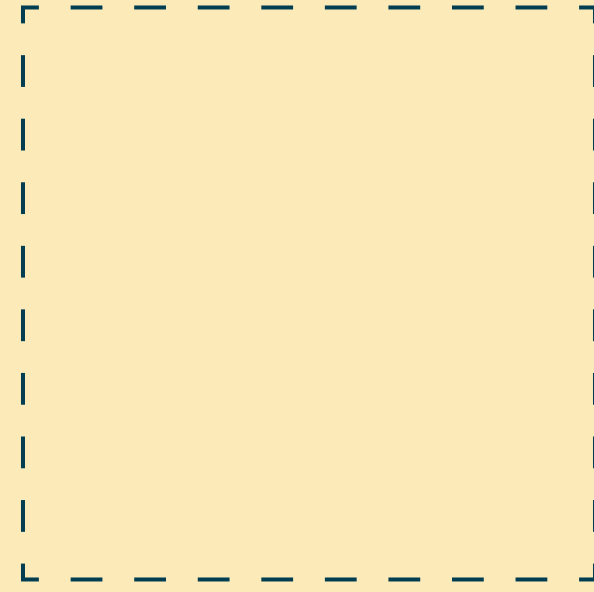
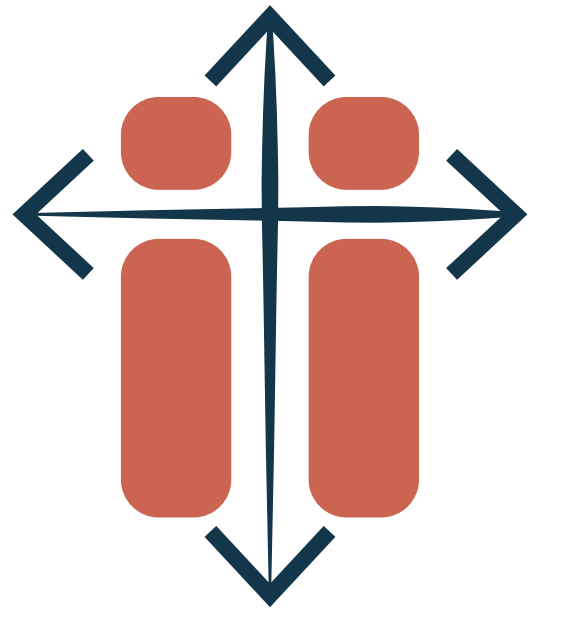
Write your comments on a sticky note.



FEEDBACK

What do you like about **Concept 2**? What would you change or add?

Write your comments on a sticky note.



NEXT STEPS

PROJECT TIMELINE

WHAT HAPPENS NEXT:

- Results of engagement to date, including this open house will be shared through a Phase 1 Engagement Summary.
- Feedback received will help refine the project vision and goals, and inform the development of a Preferred Concept.
- The project team will then develop a Draft HWD Area Plan for review in the next phase of engagement.

To provide additional feedback, complete the survey on the project page by scanning this QR code:

