



Draft for Public Engagement



The City of Mission

# Official Community Plan

# Draft for Public Engagement

## Land Acknowledgments

**This place is situated on the unceded, ancestral, and shared territory of the Stó:lō people**, who have occupied these lands since time immemorial. The City of Mission is located on Leq'á:mel, Semá:th, Kwantlen, Sq'éwlets, Máthexwi, and Katzie traditional territories.

In the spirit of reconciliation, the City of Mission makes this land acknowledgment to raise awareness of ongoing Indigenous presence and land rights in the territory that includes and encompasses the City of Mission. It invites us to reflect on how we might be perpetuating colonial processes that are ongoing and from which we have benefited, as well as the changes we will make to honour the Indigenous peoples and the lands that we inhabit.





An illustration on the left side of the page depicts a city scene. It features three stylized buildings: a green one on the left, a blue one in the center, and a red one on the right. The buildings have white rectangular windows. In front of the buildings are two trees with dark blue and teal foliage and thin brown trunks. At the bottom, a person wearing a green shirt, black shorts, and a green cap is walking a white dog on a dark blue path. The overall style is modern and graphic.

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## Acknowledgments

**The City of Mission would like to thank all those who helped contribute to the creation of this Official Community Plan (OCP).**

In particular, the Union of the British Columbia Municipalities was instrumental in the delivery of this comprehensive update to the OCP. Their generous support helped to enable the complete communities analysis and preliminary research that underpinned the preparation of this OCP's new approach to improving Mission's community completeness and focus on Neighbourhood Centres.

BC Healthy Communities and the Fraser Health Authority also contributed to the development of this OCP through the PlanH program. Funding from this initiative allowed Mission youth to share their vision of the city's future through a youth-focused lens. Their insights contribute to the OCP policy development that will help Mission become an even better place for youth to grow up in and call home.

Through an extensive community engagement process for preparing this new OCP, we wish to thank the many Mission residents, First Nations community, business associations, community organizations, non-profit societies, faith organizations, the Mission School District, Council's Advisory Committees, members of the City of Mission Council and so many others who generously shared their ideas and visions for Mission's successful and sustainable future.

# Table of Contents

<b>01 Introduction</b>	<b>6</b>
1.1. Why an OCP?	8
1.2. Introduction	15
1.3. Vision and Guiding Principles	24
1.4. Regional Context Statement	28
<b>02 How We'll Grow</b>	<b>32</b>
2.1. Land Use & Urban Design Strategy	38
2.2. Transportation Strategy	85
2.3. Servicing Infrastructure Strategy	90
<b>03 Making it Happen</b>	<b>96</b>
3.1. Environment	100
3.2. Parks and Recreation	106
3.3. Arts, Culture & Heritage	110
3.4. Reconciliation	116
3.5. Economic Growth	118
3.6. Downtown	121
3.7. Housing Affordability	124
3.8. Community Safety & Well-Being	127

## 04 Implementation 134

4.1. Implementing Actions	138
4.2. OCP Interpretation	141
4.3. Monitoring Progress	144

## 05 Appendices 146

Appendix A. Glossary	148
Appendix B. Maps	156

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# 01 Introduction

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## 1.1.

### Why an OCP?

The OCP is a long-range plan meant to ensure Mission is prepared and planning for the City's and residents' long-term needs.

The Official Community Plan captures a community's vision for its future. As the guiding document meant to set the framework through which the City will achieve this vision, the OCP:

- Guides Council as they make decisions on land use, transportation, infrastructure, recreation, the arts, and more.
- Directs City staff on decisions around land use and infrastructure planning, government service delivery, and prioritization of municipal resources.
- Provides high-level understanding for residents and landowners around what they can and cannot do with their properties, further defined through the Zoning Bylaw.
- Instructs developers on the City's expectations for future growth and development, helping to guide private investment to align with Mission's desired future state.

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OCPs are living documents, meaning they can be flexible in interpretation and are often subject to periodic changes. This allows the OCP to be responsive to emerging information, issues, and changing contexts in the City. At the same time, it is imperative to remember that the OCP also presents a unified vision for the City that is intended to be the cornerstone on which future land use and city-building decisions are based.

Importantly, the Local Government Act requires municipalities to review and update their OCP every five years. This practice ensures that growth and change are managed proactively and reflect their residents' current needs and priorities. New provincial legislation (Bills 44, 46 and 47) also directs local governments to:

- Consider more comprehensive housing demand forecasts
- Require lands be pre-zoned to accommodate 20 years of housing demand
- Enable more multiplex development in all single-family zones
- Establish height minimums in proximity to transit stations.

This OCP applies to all lands within the boundaries and jurisdiction of the City of Mission. It has been prepared in compliance with relevant legislation. For this plan to become an 'official' community plan, it must be adopted by Mission Council as a bylaw.



## Council Direction

**Mission Council has determined it does not want the plan altered for two years.** This can be interpreted as wanting to ensure that the plan provides solid guidance for the city's development and that plan amendment requests that do not fully support the plan's intent for the city's benefit should not be considered for a reasonable time following the plan's adoption.

In cases where provincial legislative changes affect how the city plans for growth, the OCP needs to be updated accordingly to ensure concurrence. In combination, the plan's policies, land use map and implementation strategies will provide a sound framework for advancing development in the city over the next five years.





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## Relationships to Other Plans

The OCP is the guiding document for Mission's growth and development decisions but must also consider existing City planning documents that have helped to shape the Mission of today and will continue to guide Mission's growth into the future. Given its necessarily broad scope, the OCP does not intend to provide exceedingly specific policies (zoning provisions, local plans, and area plans may provide this, as an example). Instead, it intends to provide overarching guidance for the City's long-term urban structure and development, under which more specific plans, studies, and strategies can further inform City decision-making and action.

The OCP provides a coordinating function as it was prepared by analyzing the city's master plans and strategies. This OCP differs from previous Plans given that Mission Council approved various master plans and strategies since the previous OCP was adopted in 2018. For example, the City's Environmental Charter was approved by Council in 2023. It provides insights for this OCP, and in turn, the OCP incorporates policies and implementation strategies that align with and support the Environmental Charter.

## Relationships to Other Orders of Government

Mission's OCP focuses primarily on how the city should plan for and invest in its growth. Despite this, it is important to recognize that the City cannot achieve the goals and objectives outlined in this plan alone. Far-reaching societal issues such as homelessness and climate change require action at all levels of government to effectively combat. Similarly, senior levels of government often have greater financial capacity to help support and deliver on the action items outlined in this plan.

For this reason, the OCP recognizes and commits to collaboration and ongoing relationship building with all senior levels of government and government agencies, including but not limited to:

- Local First Nations
- Fraser Valley Regional District
- Fraser Health
- Government of British Columbia
- All British Columbia Ministries and Departments
- Union of British Columbia Municipalities
- The Government of Canada
- All Federal Ministries and Departments
- Federation of Canadian Municipalities

This OCP itself is an example of the good work that can be accomplished when different bodies work together, leveraging Union of BC Municipalities and BC Healthy Communities funding to help expand the scope and focus of the plan. Sustained commitment to accessing grants, funding programs, and aligning policy and action across shared objectives will help contribute to a better Mission, Fraser Valley, BC, and Canada for all.



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## OCP Structure

The OCP is divided into four distinct sections:

### 01 Introduction

Summarizes the current context of Mission, pressing issues that guided development of this OCP, the overarching vision and guiding principles of the OCP, and the purpose of the OCP document itself.

### 02 How We'll Grow

Explains the new Land Use & Urban Design Strategy for the City and the specific planning objectives and policies and regulations associated for each designation. This section also contains considerations for policies around transportation and servicing related to broader city-building objectives.

### 03 Making It Happen

The core policy section of the OCP that focuses on the themes related to building a better Mission examined through extensive community engagement, from mobility to environment, arts, culture, and heritage, economic growth, urban design, and everything in-between that, in combination, provide a sound framework for creating a complete community. In this OCP section, the Regional Context Statement will describe the relationship between the OCP and the Fraser Valley Regional District Regional Growth Strategy, as required by the Local Government Act

### 04 Implementation

Outlines how the OCP objectives are implemented and how the City will evaluate and amend the OCP over time. This section includes guidance for inter-departmental collaboration, asset management, monitoring OCP implementation progress, and direction for managing the transition time between OCP adoption and the preparation of a new Zoning Bylaw. In this section, the OCP's relationship with other City plans and strategies is examined. A framework for plan monitoring with a web based 'dashboard' is incorporated to illustrate regular progress, highlighting annual progress reviews that will be prepared as 'report cards.' This section includes requirements related to Development Permits and authorization of Temporary Use Permits.



## OCP Language

This plan uses Action Items and Policies to help deliver on the overarching Vision, Guiding Principles, and Goals of the OCP.

**Vision and Guiding Principles** provide the “north star” guiding the overarching direction of the OCP. They define the preferred state of Mission, and the most important ideals that should be used to frame all Action Items and Policies.

**Goals** are broad statements framing policy sections that help support the OCP’s Vision and Guiding Principles.

**Action Items** are actionable initiatives that the City should undertake.

**Policies** provide specific direction towards achieving an outcome.

The following outlines how references to the City should be interpreted and implemented.

**The City:** Refers to the municipal corporation, the City of Mission, the local government.

**Mission or “the city”:** Refers to the geographic region of the city

**FVRD:** The incorporated regional district the City of Mission is a part of

**“the region”:** Refers to the geographic vicinity in and around Mission

This OCP is presented visually, with additional information, anecdotes, and explanatory text and graphics used throughout. This ancillary content intends to provide context and help explain the intended meaning of OCP policy. While not policies themselves, these elements should be used to help guide future decision-making and ensure the policy’s spirit and intent are appropriately interpreted.

A glossary is included as an appendix to the OCP and provides explanatory definitions of specific terms used throughout the OCP. If a term is not used in the glossary, then the standard definition will be used for interpretation.

## 1.2.

# Introduction

This updated 2025 OCP was prepared to make sure that Mission's municipal policies guiding land use, transportation, and other strategic investments are current, coordinated, and aligned with regional and provincial direction.

The update also reflects the need to review and update OCPs every 5 years to reflect changes in population over time. Through comprehensive research, data analytics and public engagement, this document provides a clear framework that enables Mission to accommodate, take advantage of, and responsibly manage growth potential in service of the community's vision and goals for its future.

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Mission is a city in a temperate rainforest, nestled on the slopes of the coastal mountains and overlooking the Fraser River and its lush valley. Before its formal founding in 1892, Mission was inhabited by the Stó:lō Peoples. Today, this rapidly growing and dynamic centre is a community of choice, home to over 46,000 residents across its urban, suburban, and rural landscapes.

Mission last updated its Official Community Plan in 2018. Since then, the City and Province have undertaken several important policy, strategy, and planning projects that have had substantial impacts on how future growth in the City of Mission will look and feel. Planning such areas as the Waterfront and Central Neighbourhood in Silverdale, Cedar Valley and Stave Heights have set the stage for comprehensive, master-planned growth at different scales in the City.

At the same time, changing Provincial legislation including Small-Scale Multi-Unit Housing (SSMUH) has largely dictated the forms and shapes the future infill and intensification that will occur throughout much of Mission's urban community. The Transit-Oriented Area (TOA) regulation allows for more densely developed, taller mixed-use commercial and residential buildings to be developed around the West Coast Express station centrally located in Mission's Downtown and Waterfront.



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## About Mission

Mission is a vibrant and diverse community known for its stunning natural landscapes, rich history, and dynamic blend of urban and rural character.

There is much that makes Mission special, and much to consider when planning for its future! The following section outlines some of the most pressing challenges, opportunities, and considerations that were incorporated in the preparation of this OCP.



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## Location

Mission is bordered by the Fraser River and the City of Abbotsford to the south, Maple Ridge and Metro Vancouver municipalities to the west, Electoral Areas F and G within the Fraser Valley Regional District to the east, and the City's own rugged wilderness to the north. Located in the Fraser Valley, next door to Metro Vancouver, and close the US border, Mission is well-positioned in the centre of BC's Lower Mainland and as a key connector between urban and rural regions. Connected to Metro Vancouver by the West Coast Express and Lougheed Highway, and to the US border within 20 minutes by Highway 11, the strategic opportunities for growth and investment in Mission cannot be understated.

Mission's location at the centre of the Lower Mainland's continued growth means it is poised to become an ever-more-important player in providing more employment lands and housing options for the region. This OCP seeks to strategically plan for the accommodation of this growth in a way that retains Mission's reputation as a community of choice while allocating growth in a manner that is fiscally responsible and sustainable for the City long-term.



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## Housing

Rising property values, limited rental options, and a lack of suitable, affordable one-, two-, and three-bedroom units have contributed to Mission's housing crisis. Limited housing availability, affordability and diversity amidst steady population growth risks displacing long-term residents, young families, seniors, and low-income residents while creating socio-economic disparities within Mission.

This OCP addresses Mission's housing challenges by incorporating substantial Provincial legislation that addresses housing affordability challenges felt throughout British Columbia. By incorporating new Provincial requirements, greater variety in housing types (including Small Scale Multi-unit Housing ) will become available throughout Mission's urban community. Additional housing capacity can

be realized through the Secondary Suites Program that can allow existing structures to be reimagined to provide flexible living solutions. Partnerships between non-profit societies, developers, faith organizations and senior government agencies are being activated to help provide affordable accommodation for residents, particularly those at greatest risk of homelessness. At the same time, ambitious action has been taken to allocate growth into existing or new Neighbourhood Centres. This direction will help increase housing choice throughout the City while also concentrating growth and change so that its impacts on established areas are mitigated.



## Economy

Mission's economy was originally built around forestry, agriculture, and the Fraser River. Over time the City grew and expanded as an important industrial hub on the CP and CN rail interconnect bridge across the Fraser River, and later as a residential community. Today the City still manages its Municipal Forest, an economically productive arm of the Municipal government that contributes substantial dividends to the City. At the same time, emerging demand for logistics and other light industrial lands indicate a growing interest in Mission playing a role in addressing broader regional shortages for employment lands. At the same time, new plans for an urban waterfront community and the Silverdale Central Neighbourhood outline the future residential and commercial trajectories for these two parts of the city.

According to the recent Employment Lands Strategy prepared by Hemson, while Mission has a considerable amount of land available for residential development and an adequate supply of commercial land, there will be a shortage of land suitable for industrial uses in the future.

The impact of an industrial land shortage is significant since it will affect the diversity of the tax base and the ability to provide opportunities for Mission's workforce to find employment within the community.

As Mission continues to grow, it will be important to address the emerging economic and employment needs and opportunities in the city. Over the last several years the share of small businesses and retail trade contributing to the local economy has experienced growth. Recognizing the shortage of land available for different types of industrial/employment lands development, the OCP identifies new areas where clean industry, high-tech research and other industrial employment opportunities can occur. The plan leverages Mission's proximity to regional transportation networks and bountiful natural amenities to further diversify into more light industry, logistics, and recreational tourism over the longer-term.

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## Population Growth

Today Mission is home to approximately 46,000 residents and continues to experience steady population growth. Projected to add almost 20,000 new residents over the next 20 years, the City's population is increasing in diversity, featuring a blend of young families, long-time residents, and newcomers. At the same time, evolving trends in household size, housing needs, and employment needs have led to a shift in the types of people who are and are not currently able to settle in Mission long-term.

The OCP is responsive to these evolving needs, recognizing that land use planning for a growing city requires more than consideration for just housing and jobs. Responding to changing trends in parks and recreation needs, ensuring social needs continue to be provided for, and creating conditions where newcomers can easily integrate, feel welcome, and contribute to the local community are all important elements addressed in this OCP.



## Demographics

Mission has considerable aging and youth populations. The community has emphasized the importance of supporting wellness for all its residents. However, positive youth development and investments in adequate community infrastructure to support their social and personal development have been a growing priority. Recent provincial data has reported that 85% of youth report never attending a program outside of school. More than half of these youth have desired more physical, outdoor, and after-school activities. Unfortunately, the development of adequate spaces to support these opportunities has not kept pace with growth.

Planning and providing community centres and dedicated youth areas to support recreational programming will contribute to the community's future. Regular physical activity in childhood and adolescence is linked to better academic outcomes, self-esteem, well-being and self-concept. Likewise, challenging and enjoyable out-of-school activities can improve youth's ability to reason and problem solve, exercise choice and discipline, and be creative and flexible. The skills are strong predictors of academic, career, and lifelong success.





## Nature

Mission's natural setting includes unparalleled: lush rainforests, the Fraser River, a multitude of streamcourses and ravines, wildlife habitat and the coastal mountains. An extensive network of parks, trails, and conservation areas provides residents and visitors year-round opportunities to connect with nature. The area's temperate climate, abundant rainfall, and fertile landscape support vibrant agriculture, contributing to the community's food security and distinct rural charm. These valued features also pose risks for Mission. Flooding along the Fraser River, wildfires in forested areas, the stability of steep slopes and unpredictable weather patterns threaten public safety and critical infrastructure.

Different objectives can apply when development is proposed, particularly in areas of the city where development properties include significant natural features such as a ravines, watercourses, wildlife habitats or forested areas. This OCP seeks to recognize and address the opportunities and risks inherent with the City's unique natural setting. Designing the city differently provides solutions for developing urban areas at higher densities while preserving natural features. Through coordination with the vision and objectives of Mission's Environmental Charter, the OCP can provide guidance for coordinating new development at higher densities while ensuring protection and enhancement of the city's natural assets. 'Designing with nature' is how the OCP can help grow and enhance its urban forest cover, thereby providing greater protection from climate change for future generations.

Recognizing the value of protecting key areas of the city's rural forested areas can help in leveraging new and existing economic opportunities for adventure and eco-tourism that will help the local economy to further diversify and expand recreational opportunities.

## 1.3.

# Vision and Guiding Principles

This plan begins with a vision. The Vision and Guiding Principles provide the foundation on which the rest of the OCP is built. These statements articulate the ideal Mission and are an aspirational state that all OCP policy points towards.

The Vision and Guiding Principles reflect values and priorities that should guide local government officials and staff in interpreting policies and decisions. The plan's Vision and Guiding Principles translate to the policies and actions that bring the plan to life, playing a role in creating the future Mission as a complete community.

Reflecting on how Mission is a city of choice with a lifestyle opportunity for everyone, the Vision is provided as a series of statements intended to resonate with different residents in different ways. When taken as a whole, the Vision paints a picture of Mission that embodies the shared aspirations of all for the city. The Guiding Principles provide framing devices to organize OCP policies. While not all policies directly speak to all Guiding Principles, collectively the OCP policies work together to realize both the Guiding Principles and the Vision.

# My Mission is..



"Being cared for by my neighbours!"



"Being able to work and own a home here when I grow up!"



"Working hard and watching my business grow!"



"Reconnecting with the land!"



"Seeing eagles around my home!"



"Working, living, and playing in my city!"



"Going to the theatre, galleries, and cultural productions!"





## Guiding Principles



### Connected & Active Public Places

As part of the Mission lifestyle, residents value being close to all of 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!



### Economic Growth & Opportunity

Opportunity means ensuring economic growth, which 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.



### 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.



### 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. Ensuring new growth helps support local businesses and schools, fostering complete communities city-wide is increasingly important.



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## 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.



## Vibrant Culture & Respected History

Building on its existing assets, Mission stands ready to lean into its arts, culture, and prosperous community history. Residents enjoy theatre, art, dance, libraries, and many more cultural pillars in our city; opportunities exist to expand them further. Preserving, telling, and amplifying these stories and places enriches the lives of all of us and helps make Mission's unique character resonate with all who call here home.



## Attainable Housing For All

Supporting more housing choice can help create more housing affordability. In turn, this housing choice supports economic development and a healthy and socially prosperous future, strengthening the local economy and enhancing our standing as a place where everyone can find and afford their Mission.

## 1.4.

# Regional Context Statement

Mission is part of the Fraser Valley Regional District (FVRD). In 2020, The FVRD adopted a new Regional Growth Strategy called Fraser Valley Future 2050.

This strategy provides an overarching framework for coordinating the activities of both local governments and the provincial government's activities. As a long-range vision that considers transit, housing, parks, economic development, and the environment, Fraser Valley 2050 manages issues affecting all jurisdictions within the FVRD. In short, it ensures municipalities and the Regional District work towards a shared future.

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The vision for the Regional Growth Strategy is:

“The Fraser Valley Regional District will be a network of vibrant, distinct, and sustainable communities that accept responsibly managed growth while being committed to protecting the land resource and the natural environment to ensure that a high quality of life is accessible to all.”

To address growth challenges in the FVRD and City of Mission, the Regional Growth Strategy includes a set of growth management goals, as follows:

- **Collaboration:** To achieve our common goals for the future of the region by encouraging collaboration between jurisdictions, cultures, and neighbours.
- **Economic Strength & Resiliency:** To realize the region's economic potential by providing opportunities in employment and education that will grow the economy by building on the region's strengths.
- **Living Well:** To ensure the region is an inclusive place where everyone can maintain a high Quality of life, regardless of age, income, or ability.
- **Community Building:** To create compact, complete communities that strengthen urban centres, maintain rural character, and offer choice and affordability in housing.
- **Ecosystem Health:** To protect the air, water, and biodiversity we depend on.
- **Transportation & Mobility:** To develop an integrated, safe, and efficient transportation system for people and goods that promotes transit, walking, and cycling and minimizes the transportation system's impact on air quality.
- **Infrastructure & Services:** To provide efficient, sustainable, and cost-effective services that contribute to compact and sustainable growth.
- **Climate Change:** To mitigate the region's impact on global climate change and adapt to the impacts of climate change on the region.



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**Table 1: Alignment Between Regional Growth Strategy and OCP Guiding Principles**

Regional Growth Strategy Goals	OCP Guiding Principles						
	Connected & Active Public Places	Economic Growth & Opportunity	Vibrant Culture & Respected History	Commitment to Reconciliation	Valued & Protected Natural Spaces	A Caring, Connected Community	Attainable Housing for All
Collaboration	X	X	X	X	X	X	X
Economic Strength & Resiliency		X		X	X		X
Living Well	X	X	X	X	X	X	X
Community Building	X	X	X	X		X	X
Ecosystem Health		X	X	X	X	X	
Transportation & Mobility	X	X		X		X	X
Infrastructure ' & Services	X	X		X	X	X	X
Climate Change	X	X		X	X		X





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## 02 How We'll Grow

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## How We'll Grow

# Introduction

Mission is a growing community, projected to add almost 20,000 residents over the next 20 years.

This is an annual growth rate of almost 2 percent, and an over 40 percent population increase in just 20 years. Because of this, it is more important than ever to ensure the right plan is in place to accommodate our new neighbours. This chapter of the OCP focuses on How We'll Grow, incorporating Land Use, Transportation, and Servicing Infrastructure considerations.



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## Using This Document

### Policy Area

Identifies the Policy Area that the following policies support.

### Policy Area Introduction

Provides the Policy Area's intent and connects to the overarching goals.

## 3.1.

## Environment

Maintaining the health and function of Mission's natural assets is critically important to the community's future.

Without significant reductions to world's GHG emissions, median temperature increases in addition to floods, wildfires, smoke, landslides and critical infrastructure loss are expected by 2050.

This chapter supports immediate actions towards mitigating the impacts of climate change and strategic transitions to sustainable growth and development. Together with these initiatives, planning for efficiently used land resources and transportation infrastructure will help protect valued natural assets, their contributions to municipal services, and the community's quality of life.

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## Policy Area Sub-Sections or Land Use Designations

Policies are grouped under each Policy Area by theme.

## Sidebar Callouts

Callouts provide additional information regarding the OCP content and its policies.

## Policies

Identify individual actions that can be taken to achieve the Policy Area Direction and overarching Goal.

## Action Items

Identify individual tasks that need to be taken to achieve the Policy Area and overarching Goal(s).

### 3.1.1.

## Sustainable Land Use

Accommodating growth through integrated land use and transportation planning is critical to Mission's health and sustainability as a community. The careful design and arrangement of buildings, roads, and neighbourhoods will improve the safety and convenience of daily travel reduces while reducing our vehicle dependence and greenhouse gas emissions. These policies direct Development Services to implement the community's vision as a resilient, thriving and complete community by 2050.

### Action Items

- a. Review development and subdivision standards to ensure they provide sufficient flexibility to enable innovative green infrastructure implementation.
- b. Review development design guidelines to ensure building design and siting protects environmental assets and enhances the urban forest canopy.

### Policy

- c. Enhance Mission's climate resilience by:
  - i. Concentrating future growth in strategic areas throughout the city;
  - ii. Developing public buildings and spaces that meet green rating design standards (i.e. LEED);
  - iii. Providing walkable neighbourhood centres throughout Mission;
  - iv. Protecting and enhancing the tree canopy through development approvals; and,
  - v. Limiting the impacts of development on stream courses and ravines.
- d. Incorporate natural features and social spaces in all development areas that contribute to an attractive pedestrian environment into new City-wide Comprehensive Design Guidelines.

### Goals

Growth and development contribute to Mission's climate resilience

Development standards allow for innovative and sustainable infrastructure

Renewable energy adoption is supported through programs and infrastructure

## 2.1.

# Land Use & Urban Design Strategy

The Land Use & Urban Design Strategy is Mission's guidebook for where and how growth should happen in the city.

This section identifies the distinct types of land uses found throughout Mission and lays out a vision for where and how these land uses can work together to improve community completeness, access to services, and the fiscally responsible use of City infrastructure.

The Land Use & Urban Design Strategy also includes direction for specific types of growth and growth management tools, including the Urban Growth Boundary, Rural Mission Strategy, and Rural Industrial Plan.

Ultimately, the Land Use & Urban Design Strategy outlines how all of these tools and policies will work together to ensure the City's commitment to developing complete communities and achieving the OCP's vision can be realized.

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## 2.1.1.

### Land Use Designations

Land Use Designations are an important tool for outlining the overarching development vision for the City. These designations provide a structure for the entire city, from the downtown core to its rural north and Municipal Forest.

With 22 distinct land use designations in the OCP, this chapter provides a clear framework for guiding growth, urban design, and development in a way that aligns with Mission's vision. Each designation is tailored to ensure that land is used efficiently and responsibly, balancing the needs of residential, commercial, industrial, agricultural, and recreational activities. At the same time, these designations help to preserve Mission's range of unique communities and community characters, providing for urban, suburban, and rural lifestyles.

Urban design is included within most designations as it plays a critical role in shaping the function, feel, and form of our communities. These policies reflect high-level, overarching design principles that are intended to be further refined through Development Permit Area form and character guidelines as well as Zoning Bylaw regulations. Good urban design can make a city more livable, efficient, and attractive, while bad design can lead to congestion, social isolation, and economic stagnation. With proper urban design, new growth and development can contribute positively to the city's urban fabric, creating a safer, more livable Mission for all.

This chapter serves as a key resource for developers, property owners, and residents to understand the specific land use policies that govern land development and use in Mission. Further detail and more specific zones that fit within these designations will be implemented through the Zoning Bylaw.



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## 2.1.1.1. General

In addition to the individual designation policies noted below, high-level guidance in the OCP can also help direct future growth, urban design, and development. The following outline key priorities, entitlements, and opportunities for using land use planning, including Zoning Bylaw regulation, to achieve the City's overall vision.

### Action Items

- a. Investigate the use of inclusionary zoning to deliver affordable housing.
- b. Prepare comprehensive City-wide Urban Design Guidelines.
- c. Prepare new Development Permit Area guidelines for form and character to reflect the new land use designations in this OCP.

### Policy

- d. Review development applications with neighbourhood-level perspective, ensuring individual applications contribute to the long-term development of the neighbourhood.
- e. Allow public utilities, community services, paths, trails, open space, and parks in all land use designations.
- f. Allow urban agriculture within all land use designations located within the OCP Urban Growth Boundary.

- g. Prioritize the following community benefits when allowing density bonuses:
  - i. Affordable housing;
  - ii. Emergency shelter space (extreme heat or cold or natural disaster temporary accommodation
  - iii. Childcare facilities;
  - iv. Parkland;
  - v. Plazas and other outdoor public spaces;
  - vi. Public indoor cultural spaces
  - vii. Other benefits that support emergent or priority community needs within the Local Government Act's eligible categories, subject to Council endorsement.

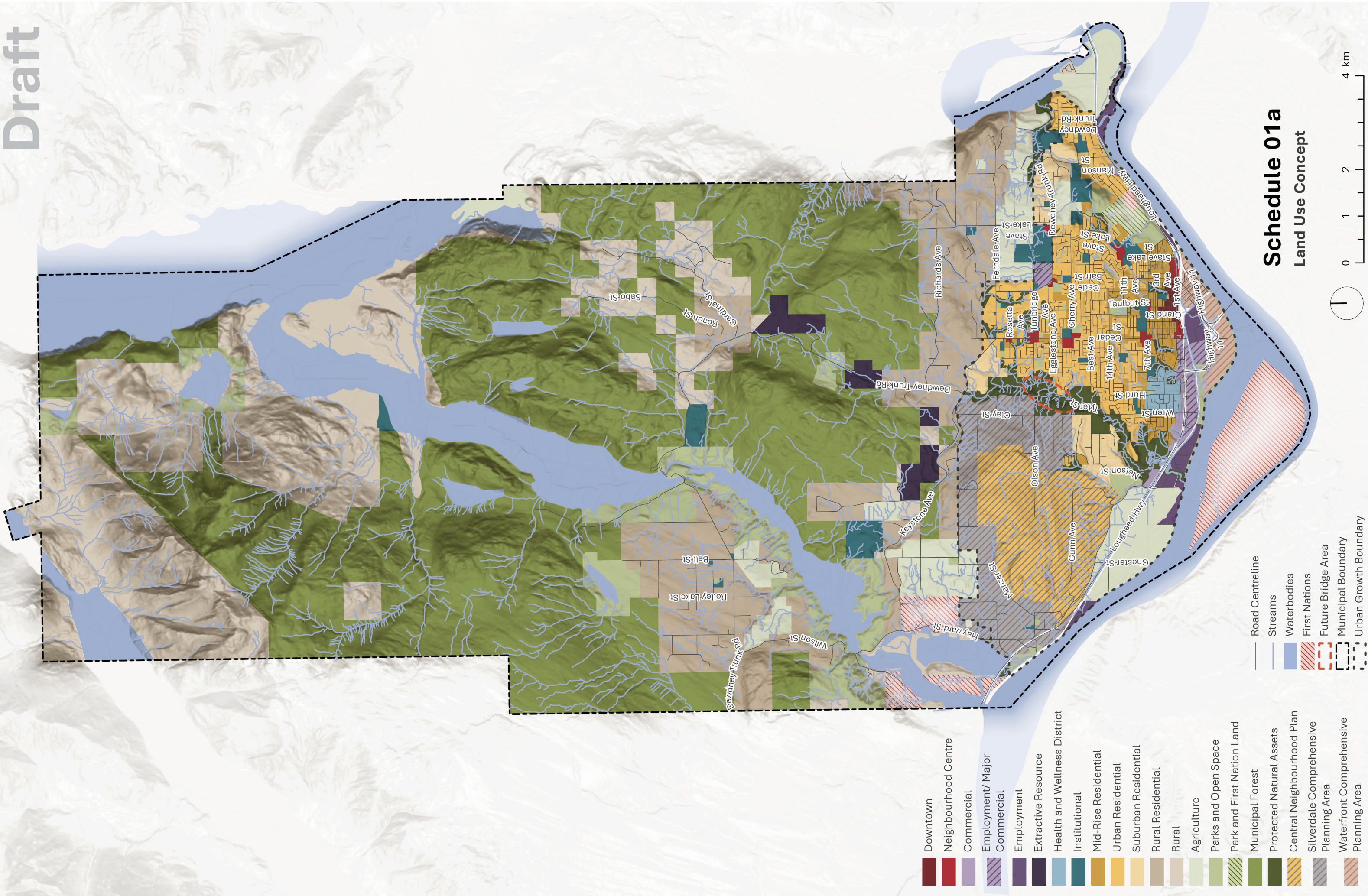


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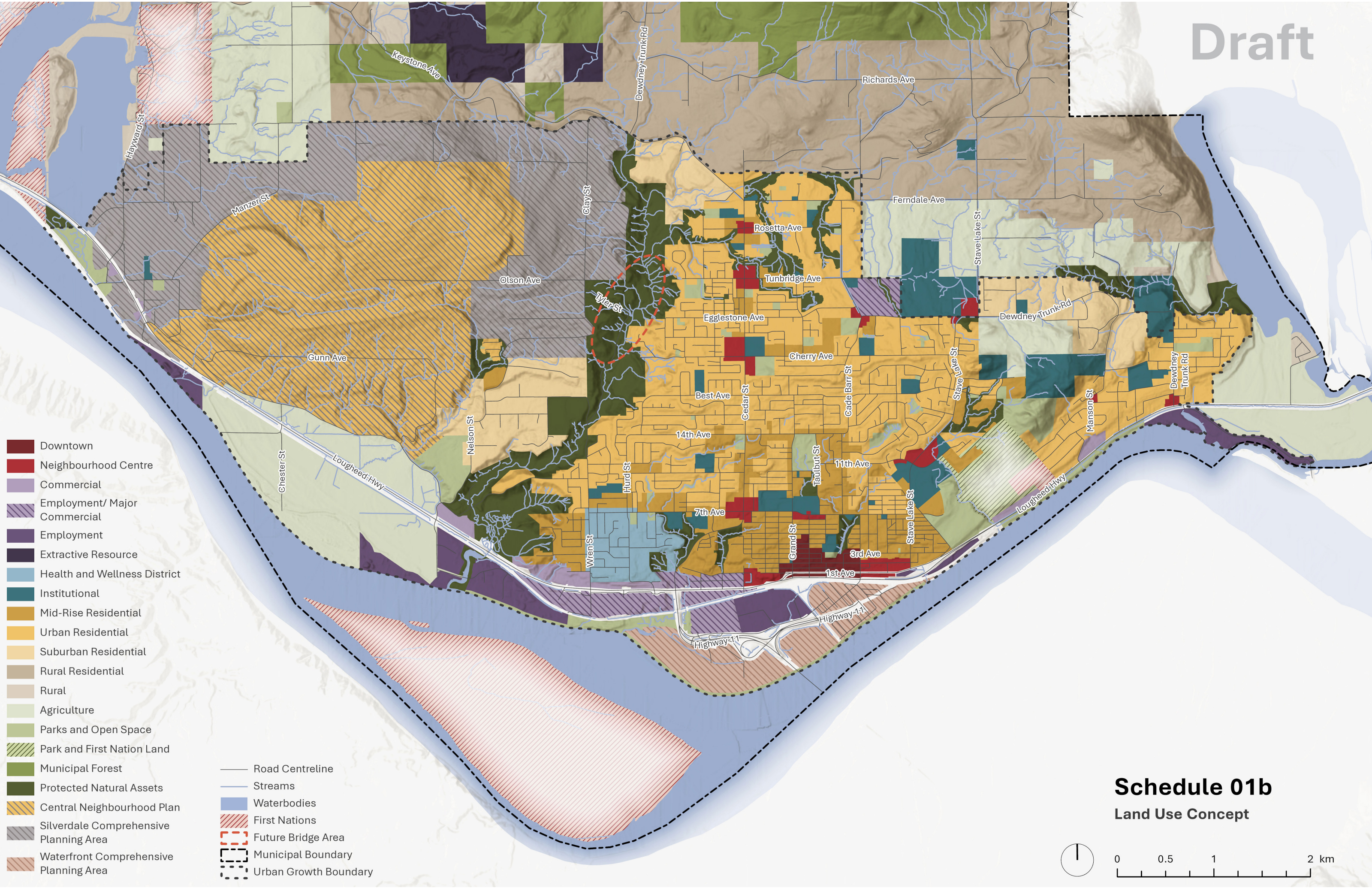


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**Schedule 01b**  
Land Use Concept



As Mission's historic heart, densest neighbourhood, and gathering place for the arts, shopping, festivities, civic engagement, and more, the Downtown is a unique and highly valued place. Downtown is also at an inflection point. Provincial transit regulations, highway realignment, population growth, and an increasing market demand for more affordable, higher-density developments will all influence how the Downtown grows and changes over the next 20 years.

It is important to ensure that future growth in the Downtown preserves the unique character that makes Downtown's Main Street special while also enabling the densities and types of developments that will help its businesses continue to thrive. For these reasons Downtown is envisioned to continue growing up, where the influx of new residents will require the delivery of more commercial space including grocery and retail services, park space for active recreation, arts, cultural, and historic spaces, post-secondary opportunities, with streets designed to prioritize pedestrian use and safety. Mission's downtown will develop as a vibrant living, cultural, institutional and business centre for the city with key links to the emerging Waterfront neighbourhood.

## 2.1.1.2. Downtown

### a. Land Uses

- i. Commercial
- ii. Institutional
- iii. Mixed-Use
- iv. Residential

### b. Density

- i. Within the Transit Oriented Area (Bylaw 6292-202)
  - i. Tier 4 Minimum Allowed FSR: 3.5
  - ii. Tier 5 Minimum Allowed FSR: 2.5
  - iii. Maximum Bonusable FSR: 6.0
- ii. Outside the Transit Oriented Area
  - i. Minimum FSR: 1.0
  - ii. Maximum FSR: 4.5
  - iii. Maximum Bonusable FSR: 6.0

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## c. Height

- i. Within the Transit Oriented Area (Bylaw 6292-2024)
  - i. Tier 4 Maximum Height with Bonusing: No Maximum Height
  - ii. Tier 5 Maximum Height: 6 storeys
- iii. Outside the Transit Oriented Area
  - i. Maximum Height: 6 storeys
  - ii. Maximum Height with Bonusing: No Maximum Height

## Urban Design

- d. Minimize shadowing impacts on parks, privately-owned public spaces, and main streets in the Downtown.
- e. Prioritize taller development on the north side of Downtown to minimize shadowing on the main street and main commercial areas.
- f. Ensure new development contributes to a positive pedestrian experience by:
  - i. Requiring development greater than six storeys in height to step back from the streetwall above six storeys.
  - ii. Locating surface parking behind commercial buildings.
  - iii. Restricting servicing and vehicle access along Downtown frontages.
  - iv. Requiring development to address all street frontages through active commercial or grade-oriented residential uses.
- g. Encourage large-scale development to provide privately-owned public spaces, including plazas or parklets.
- h. Encourage the coordinated provision of POPS privately-owned public spaces to create consolidated, central plazas or gathering spaces that foster community gathering.
- i. Encourage businesses in these areas to spill out into the street and setback area adjacent to the street to create an animated public realm.
- j. Encourage rooftop patios and rooftop commercial uses.
- k. Provide elevated courtyards with private outdoor amenities within developments.
- l. Ensure public developments are designed to have their own identity, with prominent features focusing on their primary entrances.

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## Action Items

- m. Prepare additional design and development guidance for the Downtown through future local planning that focuses on:
  - i. Preserving the heritage character of 1st Avenue and Railway Avenue.
  - ii. Providing a focus for 1st Avenue and Railway Avenue as a key downtown destination by re-evaluating the public realm and street right-of-way use following completion of the Lougheed Highway Bypass through the Waterfront.
  - iii. Sensitively implementing Provincial TOA regulations.
  - iv. Identifying priority areas and mechanisms for parkspace acquisition, with a key focus on parkland for active recreation activities.
- v. Connecting the Downtown to the Leisure Centre and Centennial Park with infrastructure for active mobility modes (ebikes, escooters and safe pedestrian routes with sidewalks and multi-use pathways).
- vi. Implementing key pedestrian, and multi-modal connections between Downtown and the Waterfront.
- n. Encourage greater population density downtown by establishing minimum residential densities for development

## Policy

- o. Allow for innovative and creative mixing of uses in Downtown development, embracing opportunities to deliver additional amenities and services to residents.
- p. Limit residential uses to the second storey and above on 1st Avenue and 2nd Avenue.
- q. Prioritize the further development of 1st Avenue and Railway Avenue as Downtown's commercial heart.
- r. Support the development of institutional uses along 2nd Avenue, fostering an emerging culture district.
- s. Require all at-grade residential units to have direct access facing the street for all other multi-residential development.
- t. Development proposing greater height and/or density than outlined in these regulations may be considered by Council if the development can demonstrate significant public benefit.
- u. Ensure development conforms with and supports the relevant the Downtown area policies in this document.



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Neighbourhood Centres are mixed-use hubs of local community life that provide a central gathering place for residents to access essential goods, services and amenities close to home. This designation is intended to support local retail and services such as grocery stores, farmers' markets, restaurants, childcare facilities with outdoor spaces, and community/health services, along with professional offices. Above these commercial and institutional spaces, residential development helps foster a dynamic community by providing more housing choice, affordable living, and more density that creates community connections while supporting local businesses.

The goal of Neighbourhood Centres is to improve access for all residents to their daily needs while also providing additional housing choice in focused locations. Implemented successfully, Neighbourhood Centres will help to preserve and strengthen the character of established neighbourhoods while improving quality of life and access to community amenities and services.

Neighbourhood Centres are required in different areas of the city to provide local shopping and community services and opportunities for residential development at different scales, depending upon the characteristics and size of their surrounding community. A Neighbourhood Centre that serves a community like Cedar Valley could have a larger presence and a wider variety of retail and community functions than one serving the Hatzic community. This could depend on the characteristics of the surrounding community (e.g. a low-density area or one that has a higher density and variety of activities), engineering infrastructure, and other community elements. Recognizing the need for a gradient in the types of neighbourhood centres serving Mission residents, three categories of Neighbourhood Centre are proposed: Primary Neighbourhood Centre, Secondary Neighbourhood Centre, and Rural Neighbourhood Centre. Neighbourhood Centres within the Urban Growth Boundary are designated as 'Neighbourhood Centre' but will have different building density, height and architectural features complementing the communities they serve. Rural Neighbourhood Centres will be identified with their own distinct designation as part of the Rural Mission Strategy.

Schedule 2 distinguishes between Primary and Secondary Neighbourhood Centres.

## 2.1.1.3. Neighbourhood Centre

### a. Land Uses

- i. Commercial
- ii. Institutional
- iii. Mixed-use
- iv. Residential

### b. Density

- i. Primary Neighbourhood Centre
  - i. Minimum FSR: 1.0
  - ii. Maximum FSR: 2.0
  - iii. Maximum FSR with Community Benefits: 3.0
- ii. Secondary Neighbourhood Centre
  - i. Minimum FSR: 0.5
  - ii. Maximum FSR: 1.5
  - iii. Maximum FSR with Community Benefits: 2.0

### c. Height

- i. Primary Neighbourhood Centre
  - i. Maximum Height: 6 storeys
  - ii. Maximum Height with Community Benefits: 8 storeys
- ii. Secondary Neighbourhood Centre
  - i. Maximum Height: 4 storeys
  - ii. Maximum Height with Community Benefits: 6 storeys



## Urban Design

- d. Minimize shadowing impacts on parks, privately-owned public spaces, and main streets in the Neighbourhood Centres.
- e. Prioritize taller development in central locations and along the north side of Neighbourhood Centres to minimize shadowing on the main street, main commercial areas, and neighbouring residential areas.
- f. Ensure new development contributes to a positive pedestrian experience by:
  - i. Requiring development greater than six storeys in height to step back from the streetwall above six storeys.
  - ii. Locating surface parking behind commercial buildings.
  - iii. Consolidating servicing and vehicle access to Neighbourhood Centres to as few entrances per development as possible.
  - iv. Requiring development to address all street frontages through active commercial or grade-oriented residential uses.
- g. Encourage large-scale development to provide privately-owned public spaces, including plazas or parklets.
- h. Encourage the coordinated provision of privately-owned public spaces in Neighbourhood Centres to create consolidated, central plazas or gathering spaces that foster community gathering.
- i. Encourage businesses in these areas to spill out into the street and setback area adjacent to the street to create an animated public realm.
- j. Encourage rooftop patios and rooftop commercial uses.
- k. Provide elevated courtyards with private outdoor amenities within developments.
- l. Ensure public developments are designed to have their own identity, with prominent features focusing on their primary entrances.

## Action Items

- m. Develop specific Development Permit Area character guidelines for Primary and Secondary Neighbourhood Centres.
- n. Ensure future Development Permit Area character guidelines require outline planning for the full identified centre so that individual development integrates cohesively with adjacent development within a Neighbourhood Centre.

## Policy

- o. Require all ground floor uses be grade-oriented to ensure direct and safe access for users of all ages and abilities.
- p. Development proposing greater height and/or density than outlined in these regulations may be considered by Council if the development can demonstrate significant public benefit.

The Health and Wellness District includes lands identified by Council for further neighbourhood planning. The intention of this future planning is to establish a comprehensive vision for the lands around Mission Memorial Hospital.

This designation will help to coordinate the important and distinct nature of the area surrounding the Mission Memorial Hospital. The Health and Wellness District area provides opportunities for strategic growth and investment in healthcare, ancillary healthcare-supportive services, wellness services, and housing that supports professionals and individuals benefiting from care, all situated conveniently close to Mission Memorial Hospital. This new designation is intended to help create a specialized Neighbourhood Centre that prioritizes investments in healthcare and wellness services such as standalone clinics, lab space, specialized pharmacy, outpatient care, counsellors, social workers, assisted living agencies, mental health day programs, and group homes. This designation is also intended to enable more mixed-use residential and multi-unit residential developments to house medical staff in the area.

This designation is intended to manage the effective planning and transition to future OCP designations. Once the Health and Wellness District neighbourhood plan is complete, these lands will be amended in the OCP to reflect the newly established planning framework.

## 2.1.1.4. Health and Wellness District

### a. Land Uses

- i. Commercial
- ii. Institutional
- iii. Mixed-use
- iv. Residential

### b. Density

- i. Minimum FSR: 0.5
- ii. Maximum FSR: 2.0
- iii. Maximum FSR with Community Benefits: 3.0

### c. Height

- i. Maximum Height: 6 storeys
- ii. Maximum Residential Height: 3 storeys





## Urban Design

- d. Minimize shadowing impacts on parks, privately-owned public spaces, and passive recreation spaces within the hospital grounds.
- e. Ensure new development contributes to a positive pedestrian experience by:
  - i. Requiring development greater than six storeys in height to step back from the streetwall above six storeys.
  - ii. Locating surface parking behind commercial buildings.
  - iii. Consolidating servicing and vehicle access to as few entrances per development as possible.
  - iv. Requiring development to address all street frontages through active commercial or grade-oriented residential uses.
- f. Encourage large-scale development to provide privately-owned public spaces, including plazas or parklets.
- g. Encourage the coordinated provision of privately-owned public spaces to create additional linkages to the hospital, and to provide consolidated, central plazas or gathering spaces that foster community gathering.
- h. Encourage businesses in these areas to spill out into the street and setback area adjacent to the street to create an animated public realm.
- i. Provide elevated courtyards with private outdoor amenities within developments.
- j. Ensure public developments are designed to have their own identity, with prominent features focusing on their primary entrances.

## Action Items

- k. Amend all lands within the Health and Wellness District and remove this designation from the OCP following adoption of a neighbourhood plan for the Health and Wellness District.

## Policy

- l. Apply the regulations of existing land uses established through the Zoning Bylaw prior to adoption of this OCP or amending this OCP to include the neighbourhood plan.
- m. Encourage primarily medical-related uses to locate in this area.
- n. Require all ground floor non-residential uses be grade-oriented to ensure direct and safe access for users of all ages and abilities.

Mid-Rise Residential is a broad designation intended to allow for apartments (low-rise up to 4-storeys and mid-rise up to 6 or 8 storeys), and high-density townhouse developments (such as stacked townhouse configuration), depending on location. Multi-unit residential, live/work and residential care developments are permitted within this designation and will help to expand housing choice and affordability in Mission and support business viability with small-scale retail and amenities in more areas. Importantly, limited commercial uses are allowed, including the existing standalone commercial developments found throughout this designation. However, the intent of the Mid-Rise Residential is to deliver primarily residential developments while prioritizing most commercial intensification in Neighbourhood Centres and Downtown.

This designation encourages respectful transitions between higher-density Neighbourhood Centres and established lower-density neighbourhoods designated Urban Residential. The Zoning Bylaw will be used to maintain the hierarchy of development forms that exist within this designation and to effectively implement this respectful transition.

## 2.1.1.5. Mid-Rise Residential

### a. Land Uses

- i. Residential
- ii. Commercial

### b. Density

- i. Minimum FSR: 0.5
- ii. Maximum FSR: 2.0
- iii. Maximum bonus FSR for rental apartments: 1.0

### c. Height

- i. Maximum Height: 6 storeys

## Urban Design

- d. Transition building height to lower density neighbouring developments.
- e. Orient buildings towards all street frontages.
- f. Optimize site layout and building orientation to maximize sunlight and views.
- g. Maximize ground-level activation by requiring ground-oriented units along all non-laned frontages.
- h. Prioritize incorporating all parking within the building footprint.
- i. Place surface parking behind buildings.
- j. Use setbacks to provide space for private patios and stairs.

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- k. Create a clear distinction between private and public realms along frontages through distinct walkways, fencing, planting, and elevation changes.
- l. Require loading areas to be located internally within buildings.
- m. Setbacks adjacent to retail uses should provide an appropriate mix of sidewalk extension and landscaping, allowing for spill out spaces around entries and to provide soft landscaping, in an urban format to enhance the street experience.
- n. Encourage large-scale development in these areas to provide privately-owned public spaces, including plazas or parklets.

## Action Items

- o. Ensure a hierarchy of residential built forms is established through updates to the Zoning Bylaw so that a respectful transition between Neighbourhood Centres and Urban Residential can be established.

- p. Limit maximum heights through neighbourhood plans to establish clear transition zones between areas of higher and lower development intensity.

## Policy

- q. Allow limited commercial uses at-grade in transitional zones between Neighbourhood Centres and Urban Residential areas.
- r. Allow accessory commercial uses associated with a residential care or childcare facility.
- s. Allow live-work units at-grade only.
- t. Locate apartment development above 4 storeys in accordance with the following location criteria:
  - i. Within 100m of the boundary of a Primary Neighbourhood Centre;
  - ii. Within 50m of Centennial Park and the Mission Leisure Centre;
  - iii. Within 50m of a BC Transit bus route; and
  - iv. As identified through Neighbourhood Plans.



The Urban Residential designation permits a variety of principal residential uses including single-family dwelling, a duplex, triplex, fourplex or infill townhouse. Also, this OCP designation provides an additional mix of principal and accessory dwelling units with the goal of supporting housing affordability, understanding that engineering infrastructure is required to support increased development densities, as noted in provincial housing legislation. This OCP designation allows a variety of 'small-scale, multi-unit housing' (SSMUH) building types that includes secondary suites, coach houses and garden cottages as accessory dwellings in compliance with requirements established by the provincial government through legislation. Uses that align with the new housing legislation include townhouses, townhouses with secondary suites, back-to-back townhouses, stacked townhouses and live/work units.

## 2.1.1.6. Urban Residential (SSMUH)

### a. Land Uses

- i. Residential
- ii. Home Occupation

### b. Density

- i. Minimum FSR: 0.5
- ii. Maximum FSR: 1.0

### c. Height

- i. Maximum Height: 3 storeys

### Urban Design

- d. Transition building height to lower density neighbouring developments.
- e. Incorporate appropriate setbacks from neighbouring properties.
- f. Orient buildings towards all street frontages.
- g. Optimize site layout and building orientation to maximize sunlight, views, and open space for landscaping and trees.
- h. Place surface parking behind buildings wherever possible.
- i. Use setbacks to provide space for private patios and stairs.

### City Action

- j. Develop and implement a distinct form and character Development Permit Area for Urban Residential development.

### Policy

- k. Allow for a range of residential uses including residential care.
- l. Allow for secondary suites where appropriate zoning allows them.
- m. Support the use of Urban Residential properties for home occupations.
- n. Allow residential development intensity up to stacked townhouses where appropriate zoning allows them.
- o. Locate townhouse development and all other development greater than FSR 0.75 and a maximum height of 3 storeys in accordance with the following location criteria:
  - i. Within 100m of the boundary of a Primary Neighbourhood Centre; and
  - ii. Within 100m of a BC Transit bus route, excluding Hatzic..



This designation is intended for larger lot residential development on the fringes of the urban community within the OCP Urban Growth Boundary. Development in these areas serves as a transition zone between urban-size lots and residential properties in rural areas.

## 2.1.1.7. Suburban Residential

### a. Land Uses

- i. Residential
- ii. Home Occupation
- iii. Agriculture

### b. Lot Size

- i. Minimum lot size for lots with water and sewer and/or approved on-site septic system: 0.1 hectares
- ii. Minimum lot size for lots without water and sewer and/or approved on-site septic system: 0.36 hectares

### Urban Design

- c. Incorporate appropriate setbacks from neighbouring properties.
- d. Orient buildings towards all street frontages.
- e. Optimize site layout and building orientation to maximize sunlight and views.
- f. Place surface parking behind buildings wherever possible.
- g. Use setbacks to provide space for private patios and stairs.

### Policy

- h. Allow for a range of residential uses including residential care where on-site servicing can support them.
- i. Allow for secondary suites where appropriate zoning allows them.
- j. Allow residential development intensity up to fourplexes where appropriate zoning allows them.
- k. Support the use of Suburban Residential properties for home occupations.
- l. Encourage the sale of locally produced agricultural products on-site.
- m. Limit the operation of commercial-scale agriculture.
- n. Support the development of more than two units per lot only in instances where SSMUH criteria are met.

Rural Neighbourhood Centres are intended to be the hubs of local community life that provide a central gathering place for residents. These often look like standalone, local-serving commercial uses or community halls. The goal of Neighbourhood Centres is to improve access for residents of Rural Mission to their daily needs while also providing a place for gathering, socializing, and sharing community information. Implemented successfully, Rural Neighbourhood Centres will help to preserve and strengthen the character of Rural Mission's communities.

To ensure these centres develop in a way that reflects the unique character of each neighbourhood, the regulations and policies for Rural Neighbourhood Centres will be refined as part of the Rural Mission Strategy.

## 2.1.1.8. Rural Neighbourhood Centre

### a. Land Uses

- i. Commercial
- ii. Institutional
- iii. Residential

### b. Density

- i. Rural Neighbourhood Centre
  - i. Maximum FSR: 0.20

### c. Height

- i. Rural Neighbourhood Centre
  - i. Maximum Height: 11.0 metres

### Action Item

- d. Update this section of the OCP following completion of the Rural Mission Strategy.



The Rural Residential designation is intended to allow for larger-lot, un-serviced residential development outside the Urban Growth Boundary. This form of development provides a transition zone between the fully rural north and the denser established urban core of the city, contributing to Mission's reputation as a community of choice. This designation allows for home occupations and live/work but is not intended to support commercial uses.

## 2.1.1.9. Rural Residential

### a. Land Uses

- i. Residential
- ii. Home Occupation
- iii. Agriculture

### b. Density

- i. Maximum: 1.42 units per hectare

### c. Lot Size

- i. Minimum Lot Size: 0.7 hectares

### Policy

- d. Allow for a range of residential uses including residential care and secondary units where on-site servicing can support them.
- e. Support the use of Rural Residential properties for home occupations.
- f. Encourage the sale of locally produced agricultural products on-site.
- g. Limit the expansion of commercial-scale agriculture.





This designation accommodates un-serviced country acreages and agriculture of varying scales, providing opportunities for enjoying the lowest density and most rural lifestyle in Mission.

## 2.1.1.10. Rural

### a. Land Uses

- i. Residential
- ii. Agriculture

### b. Density

- i. Minimum: 0.125 units per hectare
- ii. Maximum: 0.625 units per hectare

### c. Lot Size

- i. Minimum Lot Size: 1.6, 3.6, or 8.0 hectares (depending on appropriate zone)

### Policy

- d. Allow for a range of residential uses including residential care and secondary units where on-site servicing can support them.
- e. Encourage the sale of locally produced agricultural products on-site.
- f. Limit the expansion of commercial-scale agriculture.

Mission's social infrastructure provides vital services to local communities and the City as a whole. This designation supports the operational needs of schools, churches, health care facilities, libraries and community services. Importantly, this designation is also intended to provide redevelopment opportunity for institutional agencies who own their land.

By including limited mixed-use residential development entitlements, institutional organizations have the option if they desire to become partners in delivering additional housing choice in Mission.

## 2.1.1.11. Institutional

### a. Land Uses

- i. Institutional
- ii. Mixed-Use Residential
- iii. Commercial

### b. Density

- i. Minimum FSR: 1.0
- ii. Minimum FSR in the Downtown Transit Oriented Area: 2.5
- iii. Maximum FSR: 1.5
- iv. Maximum FSR with Community Benefits: 3.0

### c. Height

- i. Maximum Height: 6 storeys
- ii. Maximum Height can exceed 6 storeys in the Downtown Transit Oriented Area

### Urban Design

- d. Minimize shadowing impacts on parks, privately-owned public spaces, and neighbouring lower-density properties.
- e. Prioritize taller development on the south side of Institutional lots to minimize shadowing on the main street and main commercial areas.
- f. Ensure new development contributes to a positive pedestrian experience by:
  - i. Requiring development greater than six storeys in height to step back from the streetwall above six storeys.
  - ii. Locating surface parking behind commercial buildings.
  - iii. Consolidating servicing and vehicle access to Neighbourhood Centres to as few entrances per development as possible.
  - iv. Requiring development to address all street frontages through active commercial or grade-oriented institutional and residential uses.
- g. Provide adequate screening of at-grade parking and façade activation in instances where employment uses at-grade are not economical to provide.

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- h. Encourage large-scale development to provide privately-owned public spaces, including plazas or parklets.
- i. Encourage the provision of privately-owned public spaces in Institutional developments to create linkages through properties or gathering spaces that foster community gathering.
- j. Encourage businesses in these areas to spill out into the street and setback area adjacent to the street to create an animated public realm.
- k. Provide elevated courtyards with private outdoor amenities within developments.
- l. Ensure public developments are designed to have their own identity, with prominent features focusing on their primary entrances.

## Action Item

- m. Establish limited residential and commercial development permissions for institutional sites that require provision of affordable housing, childcare facilities, or other community amenities as a condition of development.

## Policy

- n. Allow at-grade residential uses secondary to the primary institutional use.
- o. Allow commercial uses at-grade secondary to the primary institutional use.





The Employment and Major Commercial designation supports a mix of industrial employment (including hi-tech, business park style development) with large-scale, standalone commercial land uses. The intention of this designation is to support and promote a more balanced tax base in the city, creating more jobs and economic opportunities for Missionites. Lands with this designation are primarily focused along the Lougheed Highway, connecting the city's local economy to the wider region.

Lands with this designation are not intended to be developed with residential uses, although in certain circumstances and with certain performance conditions satisfied through Development Permit Area guidelines, residential uses above employment or commercial uses can be considered.

## 2.1.1.12. Employment & Major Commercial

### a. Land Uses

- i. Commercial
- ii. Employment
- iii. Institutional
- iv. Mixed-use Residential

### Urban Design

- b. Do not limit maximum building height for light industrial buildings.
- c. Encourage innovative higher density stacked structures comprised of multiple floors of industrial spaces.
- d. Support opportunities for private development to create new intermodal rail and port connections in these areas.
- e. Locate parking areas larger than a double-loaded lane of parking behind buildings.
- f. Screen parking areas larger than a double-loaded lane of parking from view from public streets.
- g. Locate loading bays, outdoor storage, and garbage enclosure areas behind buildings and separated from view from public streets.
- h. Provide adequate screening of at-grade parking and façade activation in instances where employment uses at-grade are not economical to provide.
- i. Limit off-site impacts, such as noise, heat, odour, dust, vibration, light, or waste impacts that are disruptive to adjacent uses.



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## City Actions

- j. Establish a form and character Development Permit Area for mixed-use development with residential south of the Lougheed Highway to ensure adverse impacts are appropriately addressed.

## Policy

- k. Encourage a mix of living-wage employers that elevate the City's community profile for employment and commercial uses across development sites.
- l. Encourage highway-oriented uses such as motor vehicle sales, servicing, repair, rental services, building supplies, equipment rentals, warehousing, light manufacturing, and logistics facilities to locate primarily along the Lougheed Highway corridor.
- m. Encourage the co-location of "creative" uses such as coffee roasters, breweries, and industrial design-to-light-manufacturing enterprises to create localized destinations.



The Commercial designation supports a wide range of local, smaller-scale business activities, primarily standalone commercial uses. This designation is only proposed north of the Lougheed Highway and allows for mixed-use residential above commercial and industrial development.

## 2.1.1.13. Commercial

### a. Land Uses

- i. Commercial
- ii. Employment
- iii. Institutional
- iv. Mixed-use Residential

### b. Density

- i. Minimum FSR: 1.0
- ii. Maximum FSR: 1.5
- iii. Maximum FSR with Community Benefits: 3.0

### c. Height

- iv. Maximum Height: 6 storeys

### Urban Design

- a. Transition building height to lower density neighbouring developments.
- b. Incorporate appropriate setbacks from neighbouring lower-density residential properties.
- c. Orient buildings towards all street frontages.
- d. Optimize site layout and building orientation to maximize sunlight and views.
- e. Maximize ground-level activation by requiring ground-oriented units along all non-laned frontages.
- f. Prioritize incorporating all parking within the building footprint.
- g. Locate parking areas larger than a double-loaded lane of parking behind buildings.
- h. Screen parking areas larger than a double-loaded lane of parking from view from public streets.
- i. Use setbacks to provide space for private patios and stairs.



- j. Create a clear distinction between private and public realms along frontages through distinct walkways, fencing, planting, and elevation changes.
  - k. Require loading areas to be located internally within buildings wherever possible.
  - l. Where internal loading is not possible, locate loading bays, outdoor storage, and garbage enclosure areas behind buildings and separated from view from public streets.
  - m. Setbacks adjacent to retail uses should provide an appropriate mix of sidewalk extension and landscaping, allowing for spill out spaces around entries and to provide soft landscaping, in an urban format to enhance the street experience.
  - n. Encourage large-scale development in these areas to provide privately-owned public spaces, including plazas or parklets.
  - o. Encourage innovative higher density stacked structures comprised of multiple floors of industrial spaces.
  - p. Provide adequate screening of at-grade parking and façade activation in instances where employment uses at-grade are not economical to provide.
  - q. Limit off-site impacts, such as noise, heat, odour, dust, vibration, light, or waste impacts that are disruptive to adjacent uses.
- Policy**
- r. Provide only commercial uses at-grade for mixed-use residential development fronting the Lougheed Highway.
  - s. Allow commercial, retail, institutional, and office space above grade.
  - t. Encourage the co-location of “creative” uses such as coffee roasters, breweries, and industrial design-to-light-manufacturing enterprises to create localized destinations.

The Employment designation supports industrial buildings with large lots to accommodate circulation, parking, and storage. This designation is intended to ensure Mission retains critical employment-generating lands for future economic growth, and does not support large-format commercial uses.

## 2.1.1.14. Employment

### a. Land Uses

- i. Employment
- ii. Institutional

### Urban Design

- b. Transition building height to lower density neighbouring developments.
- c. Orient buildings towards all street frontages.
- d. Locate parking areas larger than a double-loaded lane of parking behind buildings.
- e. Screen parking areas larger than a double-loaded lane of parking from view from public streets.
- f. Create a clear distinction between private and public realms along frontages through distinct walkways, fencing, planting, and elevation changes.
- g. Require loading areas to be located internally within buildings wherever possible.
- h. Where internal loading is not possible, locate loading bays, outdoor storage, and garbage enclosure areas behind buildings and separated from view from public streets.

- i. Encourage innovative higher density stacked structures comprised of multiple floors of industrial spaces.
- j. Provide adequate screening of at-grade parking and façade activation in instances where employment uses at-grade are not economical to provide.
- k. Limit off-site impacts, such as noise, heat, odour, dust, vibration, light, or waste impacts that are disruptive to adjacent uses.

### Urban Design

- l. Allow limited retail and office space above grade.
- m. Encourage the co-location of “creative” uses such as coffee roasters, breweries, and industrial design-to-light-manufacturing enterprises to create localized destinations.

The Resource Industrial designation is intended to provide a distinct land use for resource extraction uses, primarily the gravel pits in North Mission. Several gravel pits are active in Mission, including two owned by the City.

It is a requirement in the Local Government Act for Official Community Plans to contemplate aggregate resources, and the inclusion of this designation and the Rural Industrial Plan later in this section are intended to satisfy these requirements.

## 2.1.1.15. Resource Industrial

### a. Land Uses

- i. Resource Extraction
- ii. Resource Processing

### Action Items

- b. Develop long-term plans for City-owned Resource Industrial lands including future operational expansion and end-of-life transition.

### Policy

- c. Require an OCP amendment prior to allowing any proposed change of use from resource extraction.
- d. Require change of use applications in Resource Industrial lands to comply with the Rural Industrial Plan of this OCP and all other requirements.





This includes all lands designated Agricultural Land Reserve (ALR) by the Province and regulated by the Agricultural Land Commission. Mission recognizes the potential for these lands to provide economic diversification through expanded on-farm diversified uses including agri-tech and agri-business. As such, Mission encourages agricultural landowners to pursue innovative business ideas and approaches to leveraging ALR lands in the City provided they comply with ALR regulations.

## 2.1.1.16. Agriculture

### a. Land Uses

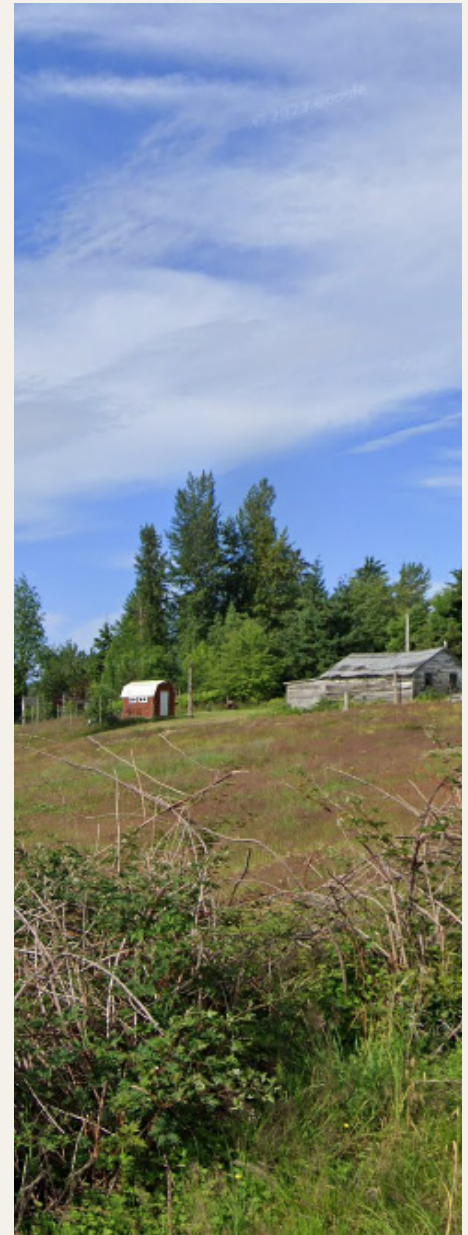
- i. Agriculture
- ii. Residential

### Action Items

- b. Review and update the Zoning Bylaw as necessary to ensure the development of agritourism ventures and value-added production on ALR lands are adequately supported.

### Policy

- c. Support innovative agricultural practices that enhance the productivity, sustainability, and resilience of farming operations within the ALR provided they complement primary agricultural uses.
- d. Encourage the development of commercial agri-industrial and agri-research activities along the Lougheed Highway ALR lands in Silverdale.
- e. Encourage active farming operations throughout Mission's ALR properties.
- f. Allow the development of residential development with accessory units.



Mission's parks and open spaces are essential community assets that provide opportunities for recreation, relaxation, and connection with nature. These areas encompass spaces for active recreation and natural areas that require preservation and enhancement over time for community enjoyment.

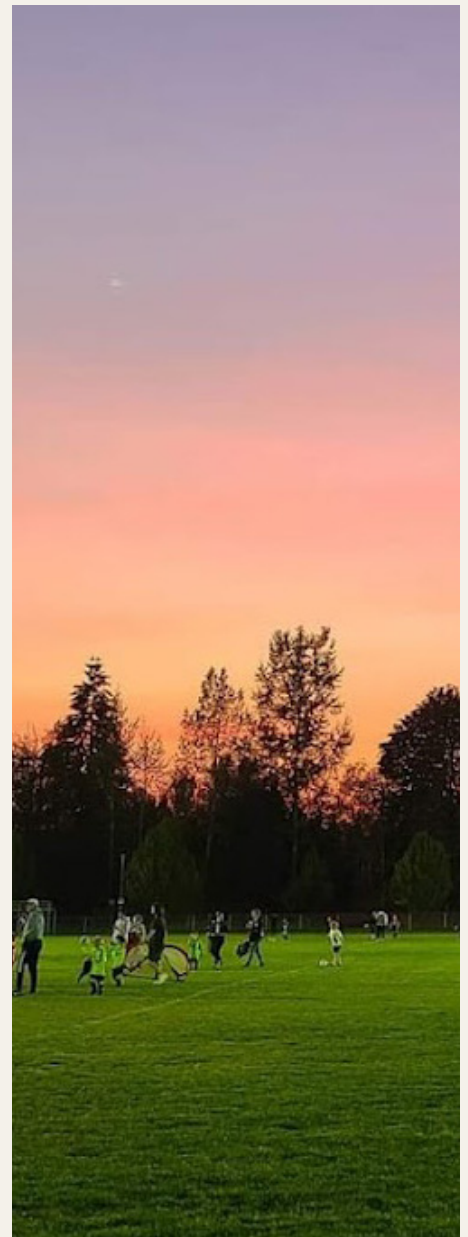
## 2.1.1.17. Parks and Open Spaces

### a. Land Uses

- i. Recreation
- ii. Protected Natural Assets
- iii. Commercial

### Policy

- b. Support the development of both active and passive recreation for all ages in parks and open spaces.
- c. Preserve the natural landscape and ecological features within parks and open spaces when park improvements and recreation infrastructure are being developed.
- d. Enable limited-scale community commercial uses in parks and open spaces where they are complementary to the primary park use and will support park use and enjoyment.
- e. Permit urban agriculture in parks and open spaces.



This designation applies to all lands in the Municipal Forest Tree Farm Licence. This designation allows sustainable yield forestry as a primary use.

Secondary uses contemplated for the Municipal Forest include tree farm research, activities advancing reconciliation, and recreation provided they fit within the Forestry Department's overarching management of the Municipal Forest.

## 2.1.1.18. Municipal Forest

### a. Land Uses

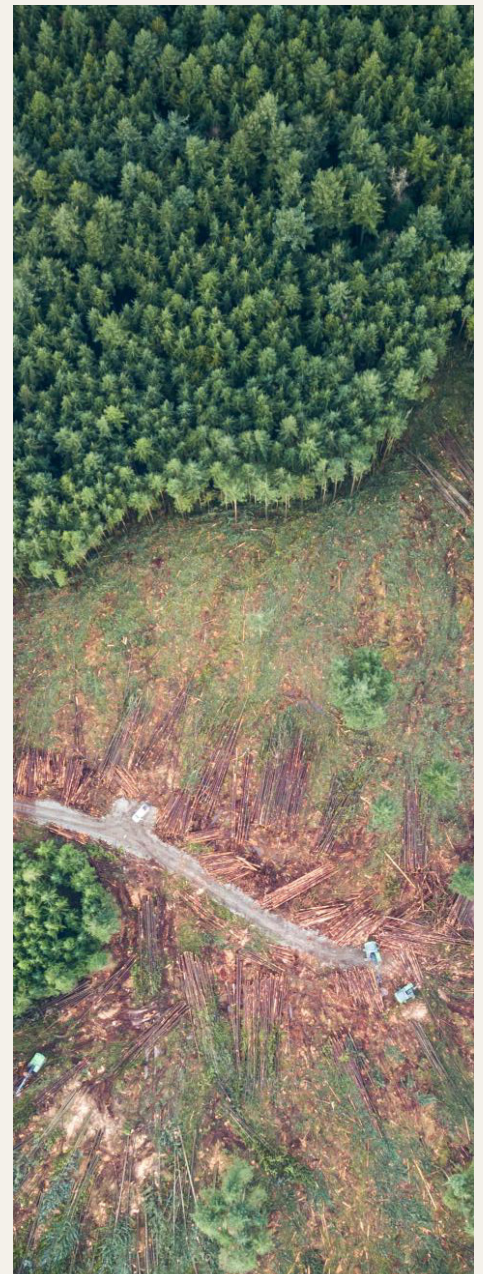
#### i. Forestry

### Action Items

- b. Create a forum for ongoing discussions with non-profit organizations operating within the Tree Farm Licence to occur.
- c. Identify opportunities for organizations to appropriately expand and support recreational access to these lands.

### Policy

- d. Support the use of these lands for recreational uses where they do not compromise the operational viability of the Municipal Forest.
- e. Support opportunities to leverage the Municipal Forest for further local economic impact, including potential opportunities for value-add processing operated by third-parties such as forestry research facilities, forestry-associated businesses, or modular home construction using Mission lumber.
- f. Consider opportunities to explore expansion of the Tree Farm Licence in partnership with local First Nations.





This designation recognizes and identifies natural areas warranting protection from development.

Protected Natural Assets (PNAs) are lands that have or could be conducive to the retention or creation of terrestrial or aquatic habitat. This includes wetlands, headwaters, water retention or recharge areas, and other ecological connectivity functions. PNAs include environmentally sensitive areas (ESA) but may physically extend beyond ESA boundaries.

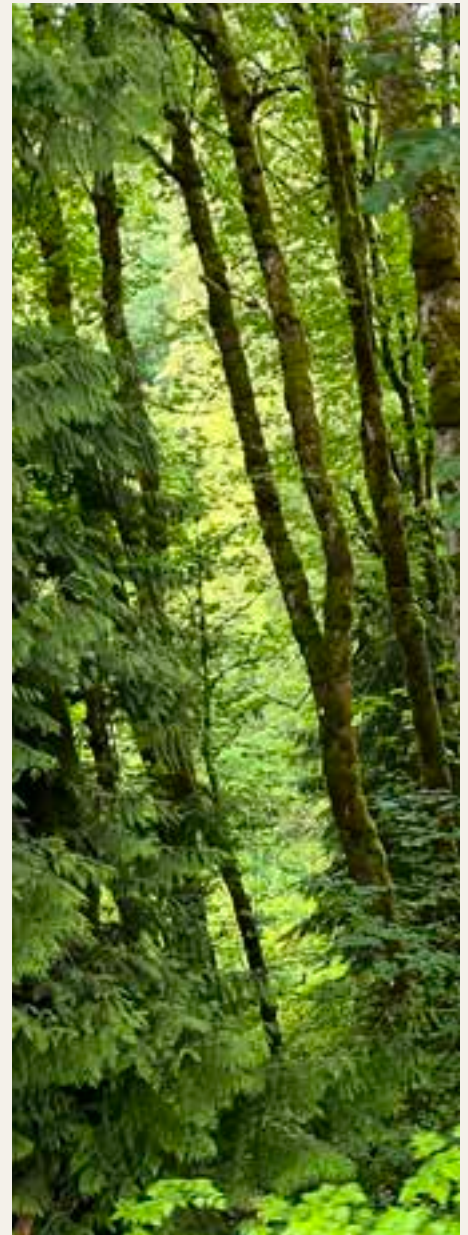
## 2.1.1.19. Protected Natural Assets

### Action Items

- a. Identify areas within development application sites with natural features such as ravines, watercourses, tree canopy, wildlife habitat and corridors for PNA designation.

### Policy

- b. Require development of properties that include Protected Natural Assets to follow the provisions of the Development Permit Area for the Natural Environment.
- c. Areas designated as PNA may also require rehabilitation to ensure long-term ecosystem health and productivity.
- d. Prioritize the use of Protected Natural Assets as active transportation corridors.
- e. Require boundary revisions where requested to be accomplished within the subject development property and with no net loss of the PNA area.
- f. Require revised boundaries to incorporate enhancements to the overall PNA and provide direct connection with PNAs on adjacent properties to prevent habitat isolation and deterioration.



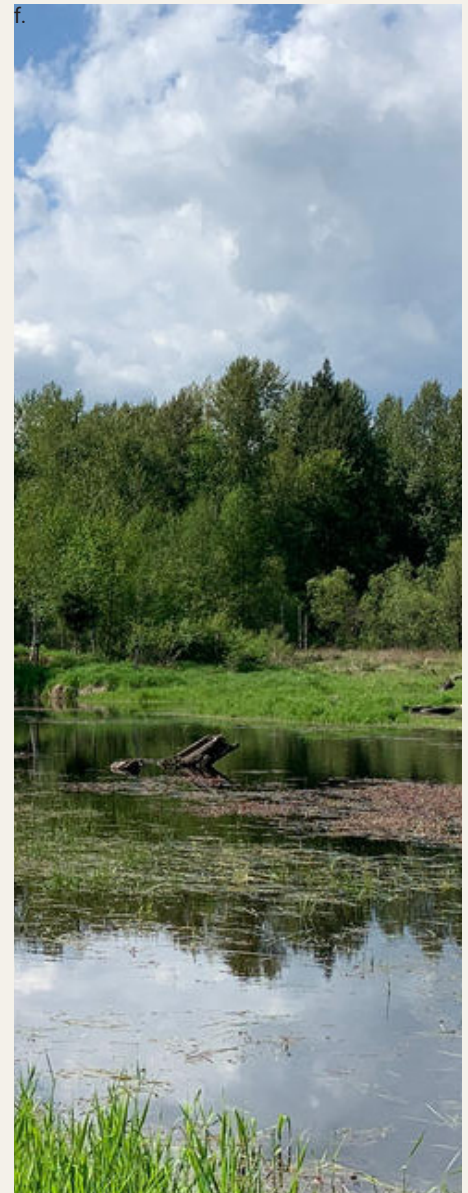
The Silverdale Comprehensive Planning Areas is an area of land in the west side of Mission almost 1,400 hectares in size. It is the intention of this Planning Area designation to provide for the orderly planning and development of Silverdale over time, in keeping with the OCP's framework for neighbourhood planning.

It is anticipated that this planning area will ultimately develop into three distinct neighbourhoods each with their own neighbourhood plan. The existing Central Neighbourhood Plan regulates the Central Neighbourhood, while future plans are anticipated to be prepared for the West Neighbourhood and East Neighbourhood where Mission's strategic requirements for industry, employment, commercial, and large-scale outdoor sports facilities can be provided to address the balance of community needs.

## 2.1.1.20. Silverdale Comprehensive Planning Area

### Policy

- a. Consider development applications on lands designated Silverdale Comprehensive Planning Area pursuant to their approved neighbourhood plan.
- b. Use existing Zoning Bylaw designations where no neighbourhood plan has been developed.
- c. Consider conversion of lands for other uses acceptable to Council by way of an OCP Amendment.
- d. Ensure development does not diminish the ability of West Silverdale to host a future multi-modal transit hub including rail, such as a West Coast Express station, and to support required Transit-Oriented Area densities.
- e. Ensure future neighbourhood planning incorporates:
  - i. Substantial employment lands;
  - ii. Significant commercial development;
  - iii. Schools;
  - iv. Parks;
  - v. Outdoor sports complex; and
  - vi. Other priorities of Council as directed at the outset of neighbourhood planning.



Mission's Waterfront on the Fraser River is one of the largest undeveloped riverfronts in the Lower Mainland. Substantial planning for the future of this area was completed as part of the Mission Waterfront Revitalization Master Plan, and the existing permissions established through that plan are implemented through this designation.

The Waterfront Comprehensive Planning Area embeds the development vision articulated in the Master Plan as the guiding policy for these lands, and contemplates mixed-use commercial/residential development, institutional, parks and open space, industrial, and many other uses to foster a complete community in the Waterfront.

## 2.1.1.21. Waterfront Comprehensive Planning Area

### Action Items

- a. Advocate to the Provincial government for funding to support critical infrastructure upgrades and investments necessary for realizing the Waterfront's full potential.

### Policy

- b. Require development in these lands to conform with the Waterfront Revitalization Master Plan.





This designation identifies provincial Crown Lands recently returned to the LMS Society. The lands will be leased to the City of Mission to co-manage with the LMS Society for public use as a community park, with two 5-hectare development parcels to be developed by the LMS Development Corporation to support housing in the area and increase economic and social opportunities for the Society's member nations.

## 2.1.1.22. Park and First Nation Land

### Policy

- a. Co-manage these lands collaboratively with the LMS Society in a way that supports community access and enjoyment in compliance with the LMS park lease.
- b. Support development of the two non-park parcels by the LMS Development Corporation.



First Nations lands are indicated on the Land Use Map to highlight their presence within and surrounding the City of Mission. These lands are designated First Nations Reserves and properties and are not under the jurisdictional authority of the City.

## 2.1.1.23. First Nation



# Draft for Public Engagement

## 2.1.2.

### Neighbourhood Plans

Neighbourhood plans are policy plans that help guide development in a specific area of the municipality. They provide a more detailed and focused overview than the OCP of how land use, infrastructure, and other municipal investments should occur. Not all communities or areas in a municipality require neighbourhood plans – they are primarily used in areas experiencing or anticipated to experience considerable growth and change, or areas that face unique challenges requiring more detailed, locally-specific policy. Schedule 3 of the OCP identifies the existing and future neighbourhood plans in Mission, and overviews of each are provided below.

#### Central Neighbourhood Plan

The Silverdale Central Neighbourhood Plan aims to develop a sustainable and complete community within Mission's Silverdale Comprehensive Planning Area. Covering 733 hectares, the plan provides a framework for land use, infrastructure, civic facilities, and environmental conservation, guided by ecological, social, and economic principles. It envisions an urban, mixed-use neighborhood that reflects Silverdale's unique character while accommodating future growth.

#### Cedar Valley Local Area Plan

The Cedar Valley Local Area Plan is a strategic framework to guide the growth and development of the Cedar Valley neighborhood. It outlines land use designations, infrastructure planning, and environmental protection considerations to create a balanced community that accommodates residential, commercial, and industrial needs. The plan emphasizes the development of local employment areas, such as the proposed Cade Barr Business Park, to provide job opportunities and support economic growth within the community. The plan also includes mixed-use Neighbourhood Centres that are transit-served community destinations providing local shopping, medical and community services, cultural and art displays.

#### Cherry Avenue Special Study Area

The intent of this special study area is to preserve the natural beauty and environmental integrity of its largely untouched, sloping and vegetated landscapes, facilitate a land-use planning process that incorporates considerations for green space preservation alongside opportunities for appropriately clustered residential development, and ensure the integration of the area with surrounding infrastructure and transportation systems as outlined in the Cedar Valley Engineering Plan. This process is envisioned as ultimately resulting in an amendment to the Cedar Valley Local Area Plan.

#### Stave Heights Neighbourhood Plan

The Stave Heights Neighbourhood Plan guides the development of a 30-hectare area within the urban core above Heritage Park and east of Stave Lake Street. It aims to create a compact, diverse residential community that integrates seamlessly with the environmentally sensitive hillside landscape, incorporating connecting trails, parks, and protected natural areas. The plan emphasizes sustainable growth, environmental preservation, and enhanced mobility to foster a healthy, livable neighborhood for current and future residents.



### **Waterfront Revitalization Master Plan**

The Waterfront Revitalization Master Plan is a long-term strategic framework designed to transform Mission's underutilized waterfront into a vibrant hub of residential, commercial, and industrial activity over the next 40 years. It emphasizes job creation, the establishment of a new urban centre connecting downtown to the waterfront, and the enhancement of natural landscapes to improve ecological integrity and flood protection. The plan is flexible to adapt to future growth, aiming to redefine the waterfront as a premier destination in the Fraser Valley.

### **Health and Wellness District Neighbourhood Plan**

The Health and Wellness District Neighbourhood Plan is intended to coordinate future growth and change around the area surrounding the Mission Memorial Hospital. The Health and Wellness District already plays an important role today in Mission as the community's heart of medical professional services, and this new designation is intended to help create a specialized centre that prioritizes investments in healthcare and wellness services such as standalone clinics, lab space, specialized pharmacy, outpatient care, counsellors, social workers, assisted living agencies, mental health day programs, and group homes. At the same time, this plan will also investigate how to appropriately and considerately plan for existing residential portion of the plan area, accommodating more mixed-use residential and multi-unit residential developments to house medical staff nearby their place of employment.

### **Lougheed Highway Neighbourhood Plan**

This plan covers two distinct stretches of the Lougheed Highway – a west extent and an east extent. The west extent runs from Nelson Street west of the Silverdale Creek Wetlands to Birch Street and the downtown. The east extent begins at Riverview Street and extends to Dewdney Trunk Road's intersection with the highway in Hatzic.

The intention of this plan is to outline a clear vision and provide specialized guidance for the future development of the lands around the Lougheed Highway. These lands cover a wide range of development pressures and uses, and will play an important role in ensuring the City continues to expand and deliver more employment lands. While these lands range today from the highly urbanized central areas of the city through to highway-oriented commercial and employment lands and beyond to ALR, it is anticipated that this corridor can become an even more important cornerstone of the City's economy.

# Draft for Public Engagement

## 2.1.2.1. Preparing Neighbourhood Plans

Mission already has several neighbourhood plans. When developing a new neighbourhood plan, it is important that the City follows an established process to ensure adequate public consultation, development community input, and technical and senior government considerations are all embedded in the plan.

### Action Items

- a. Develop a prioritization list of key areas requiring neighbourhood plans.
- b. Capital plan for the development of neighbourhood plans according to the immediacy of planning need in identified key areas.
- c. Review adopted neighbourhood plans at the same frequency as the OCP.

### Policy

- d. Require all neighbourhood plans to be prepared under the direction or oversight of the City.
- e. Ensure that future neighbourhood plans include the following information at a minimum:
  - i. Definition of the plan area;
  - ii. Public engagement to identify local character and community needs;
  - iii. Assessment of parks, community facilities, and their service capacities;
  - iv. Assessment of heritage sites and opportunities for heritage preservation;
  - v. Assessment of infrastructure conditions and capacities;
  - vi. Land use diversity and potential amendments of existing Neighbourhood Centre boundaries or locations for new Neighbourhood Centres;
- f. Adopt all future neighbourhood plans as appendices to the OCP bylaw.
  - vii. Active transportation infrastructure;
  - viii. Transit infrastructure and facilities;
  - ix. Development phasing and public investment;
  - x. Risk impacts of climate change;
  - xi. Assessment of ecosystem areas.

# Draft for Public Engagement

## 2.1.2.2. Amending Neighbourhood Plans

Neighbourhood plans may require amendment from time to time to reconcile minor mapping errors or as changing economic, social, or environmental conditions may warrant.

### Policy

- a. Support applications to amend neighbourhood plans when the following conditions are met:
  - i. The proposed amendment aligns with the goals and objectives of the OCP;
  - ii. The proposed amendment aligns with the goals and objectives of the neighbourhood plan;
  - iii. The proposed amendment integrates with the existing or proposed road network and servicing infrastructure;
  - iv. Costs to extend any road or servicing infrastructure associated with the amendment are borne solely by the applicant; and
  - v. A public engagement process in accordance with the City's established Neighbourhood Engagement Policy has been undertaken by the applicant prior to Council consideration of the amending bylaw.
- b. Support applications to add lands to an existing neighbourhood plan when the following conditions are met:
  - i. The proposed addition aligns with the goals and objectives of the OCP;
  - ii. The proposed addition aligns with the goals and objectives of the neighbourhood plan;
  - iii. The proposed addition is contiguous, naturally connected, and a logical extension to the existing neighbourhood plan;
  - iv. The proposed addition integrates with the existing or proposed road network and servicing infrastructure;
  - v. Costs to extend any road or servicing infrastructure associated with the addition are borne solely by the applicant; and
  - vi. A public engagement process has been undertaken by the applicant prior to Council consideration of the amending bylaw.
- c. Facilitate changes to lands adjacent to the Central Neighbourhood Plan (CNP) by way of community consultation and a staff report to Council that considers factors such as:
  - Immediate adjacency of lands to the boundary of the CNP;
  - Proximity to existing services with assurances that any additional lands added to the CNP would not initiate a challenge to municipal engineering infrastructure capacity and long-term operation, including roadways, paths, water supply, rainwater management and sanitary sewer systems; and
  - That ultimate land use decisions for lands considered for addition to the CNP would include land uses compatible with the CNP and would not impose a burden on existing and proposed parkland, school development and municipal infrastructure and community services.



# Draft for Public Engagement

## 2.1.3.

### Urban Growth Boundary

The Urban Growth Boundary (UGB) is a dividing line between urban and rural areas of Mission (shown on Schedule 1). The intention of this boundary is to define where urban-style development is and is not appropriate in the City. The existing Urban Growth Boundary provides ample developable land to support the projected future growth of Mission, with existing approved neighbourhood plans inside the UGB capable of supporting in excess of 60,000 new residents. Based upon the OCP's population projections, there could be sufficient land available within the current Urban Growth Boundary to accommodate over 50 years of population growth.

Commensurate with this approved development, the City's engineering, transportation, parks, recreation, and culture, and development services departments all use the Urban Growth Boundary to direct their long-term capital planning. This means that consideration of development outside of the Urban Growth Boundary could result in an overall decrease in Municipal investment within the established areas of Mission if leapfrog development outside the UGB is enabled. It is therefore important that this boundary is preserved and adhered to so that Mission can grow in a logical, proactive, and fiscally responsible manner.

- a. Prohibit urban development outside of the Urban Growth Boundary as a strategic and long-term consideration.
- b. Consider amendments to the Urban Growth Boundary only when all the following criteria have been addressed at no cost to Mission:
  - i. Preparation of a neighbourhood plan demonstrating:
    - i. Consistency with the urban growth policies of the OCP;
    - ii. A market feasibility study to the satisfaction of the Director of Development Services; and
    - iii. A contiguous development pattern with existing developed urban areas.
  - ii. Demonstration that the proposed development will not pose any additional cost to the City of Mission or additional taxation to the community by requiring the developer to bear all on- and off-site servicing costs, including improvements to the road system between the development and major arterials, and upgrading of roads and intersections to handle the projected traffic;
  - iii. Demonstration of exceptional public benefit warranting consideration of an Urban Growth Boundary amendment; and
  - iv. Adherence to all OCP and Environmental Charter policies, regulations, and provisions.

# Draft for Public Engagement

## 2.1.4.

### Rural Industrial Plan

Mission has a long and proud history as a resource town, creating opportunity from its abundant natural resources. From forestry to hydroelectricity to sand and aggregate, extractive resources are a cornerstone of Mission's local economy, even if they are not as prevalent and front-of-mind today as they were in the past. Providing a clear policy framework for managing these resources over the long-term will help to minimize conflict between extractive industries and more sensitive uses while also creating clarity and certainty around how these resources will develop, operate, and end over their lifecycles.

#### Operating Sand and Aggregate Pits

- a. Require sand and aggregate extraction to minimize impacts on neighbouring properties.
- b. Limit the extent and impacts of sand and aggregate extraction in environmentally sensitive areas.
- c. Ensure safe transportation of goods through the community particularly in safe walking routes to school.

#### Exhausted Sand and Aggregate Pits

- d. Prioritize the use of exhausted sand and aggregate pits for:
  - i. Employment-generating uses;
  - ii. Recreational and parks uses;

- iii. Adventure-tourism supportive uses such as staging, parking, and trail access;
  - iv. Municipal Forest operations, including potential value-added manufacturing;
  - v. Environmental rehabilitation;
  - vi. Other appropriate uses as determined through the Rural Mission Strategy.
- e. As a condition of transitioning to new uses and where safe to do so, consider requiring exhausted privately-owned sand and aggregate pits to provide public access to trails including parking, enhanced trailhead signage, and other public access and use infrastructure .
  - f. Prohibit the extension of municipal servicing infrastructure to new development on exhausted sand and aggregate lands.
  - g. Support creative on-site servicing solutions where substantial public benefit is demonstrated through increased employment generation and investment in recreation-supportive infrastructure
  - h. Return City-owned lands to the Municipal Forest where appropriate

#### Future Sand and Aggregate Needs

- i. Prioritize the development of future sand and aggregate extraction in areas of least environmental, residential, and recreational impact as the City is able to do within provincial legislation.
- j. Support the expansion of existing sand and aggregate pits over the creation of new ones as the City is able to do within provincial

#### Municipal Forest

- k. Support the expansion of Municipal Forest operations, including potential value-added uses, adjacent to Municipal Forest lands.
- l. Prioritize the expansion of Municipal Forest activities in areas of least environmental, residential, and recreational impact.
- m. Leverage Municipal Forest operations to responsibly expand and support recreation opportunities in Mission where deemed appropriate by the Forestry Department.

# Draft for Public Engagement

## 2.1.5.

### Rural Mission Strategy

Rural Mission is an integral part of the City's collective identity. As a City nestled on the slopes of a temperate rainforest, Rural Mission is where this vision truly comes to life. Unlike the urban core, this part of Mission is home to a vast mix of land uses, including forestry, resource extraction, rural residential living, small-scale agriculture, outdoors recreation, and so much more. Rural Mission also plays a key role in environmental stewardship, serving as a habitat for wildlife, source of clean water, and a sustainable forestry operation that helps fund the City itself.

As Mission grows, it is important to recognize the unique challenges and opportunities that come with life in Rural Mission, including emerging issues such as growth pressures, water scarcity, environmental sensitivity, and balancing economic uses with conservation. Special consideration is warranted to ensure that this part of our city is appropriately planned for and taken care of.

This Rural Mission Strategy is intended to serve as a starting point in moving this planning forward. The next step is to prepare the Rural Mission Strategy and outline its implementation plan. Future planning in Rural Mission should be done in conjunction with Rural Mission residents, and should strive to maintain Mission's reputation as a community of choice.

#### Creating the Strategy

- a. Prepare a Rural Mission Strategy to expand on the policies contained within this plan, to be completed within two years of OCP adoption.
- b. Conduct engagement for the Rural Mission Strategy across all of Rural Mission to ensure the voices and unique concerns and circumstances of these residents are heard.
- c. Update this Official Community Plan section upon adoption of the Rural Mission Strategy.

#### Interim Rural Mission Strategy

- d. Develop and implement distinct land uses in the Zoning Bylaw for the range of Rural Mission communities that exist, ensuring that these zones:
  - i. Emphasize the requirement for development to rely on independent water sources and septic systems, with developers proving no negative impact on neighbors or the environment;
  - ii. Encourage developments to invest in local groups such as community associations, parent advisory committees, and Fire Hall #2; and
  - iii. Include requirements for development to be FireSmart and fire interface resilient.
- e. Develop a set of policies and regulations for the OCP's Rural Neighbourhood Centre designation.
- f. Identify appropriate locations for the OCP's Rural Neighbourhood Centre designation.



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- g. Consider form and character policies to ensure new development aligns with the area's built-form, preserves green space and tree cover, ensures privacy, reduces light and noise pollution, minimizes traffic disruption, and enhances safety for pedestrians and horseback riders where feasible.
- h. Consider phasing or establishing rates for residential expansion and clustering, variances, or incentives for developers providing trails or natural area access.
- i. Discuss whether existing minimum lot sizes in rural areas should be larger than currently allowed.
- j. Ensure future development in Rural Mission is complementary to its surrounding context and character while remaining consistent with established Official Community Plan policy and Zoning Bylaw regulation.
- k. Consider developing a Tree Protection Bylaw specifically for new residential development in Rural Mission.
- l. Consider expanding street lighting at key intersections throughout Rural Mission.
- m. Manage the impacts of expanding tourism and recreation in Rural Mission, balancing the economic opportunities with the safety and security of residents.
- n. Ensure daycare space is considered for inclusion in future Rural Mission developments.
- o. Collaborate with the Province to identify and develop appropriate secondary emergency access/egress points to Rural Mission communities.

## 2.2.

# Transportation Strategy

One of the important benefits of life in Mission is how easy it is to move throughout the city and the region.

As the City grows and urbanizes over the coming years, it will be important to ensure that transportation investments align with existing transportation master planning and support a full-network and full-modes approach, ensuring moving around Mission remains easy and efficient.

While Mission benefits from its location within the Fraser Valley and its connectivity to Metro Vancouver, much can be done to enhance local and regional mobility to better serve all residents. As a regional hub, Mission can both lead by example and advocate for initiatives that improve transportation options, promote active transportation, and support sustainable infrastructure to connect urban and rural communities.

# Draft for Public Engagement

## 2.2.1.

### Primary Action items

These actions will help to kick-start implementation Mission's Transportation Strategy, identifying key guiding directives that will help to implement the overall vision for an efficient and effective transportation network city-wide and inter-regionally.

- a. Update the Transportation Master Plan with the projected densities and land uses outlined in this Official Community Plan.
- b. Update the Transportation Master Plan to reflect newly identified Neighbourhood Centres.
- c. Integrate transportation planning with the Land Use & Urban Design Strategy, prioritizing active transportation investments around and connecting between the Downtown, Neighbourhood Centres, and Employment and Major Commercial hubs.
- d. Cooperate with the FVRD to provide a unified regional perspective to the Province about transportation improvements in Mission.
- e. Investigate reducing or eliminating minimum parking requirements across all zones, allowing market forces to determine appropriate parking supply.
- f. Solicit interest from operators of micromobility services, such as bike-shares, e-bikes, and scooters, to expand active transportation options in Mission.
- g. Support investments in active transportation infrastructure to improve travel times for all residents by reducing reliance on automobile travel.
- h. Design new collector and local roads to include pedestrian and cycling infrastructure that enhances safety and encourages active transportation.
- i. Require new communities be designed with strong connectivity for all modes of travel.
- j. Require new communities be designed to ensure seamless integration of active, transit, and vehicular networks.
- k. Require all new developments within the Urban Growth Boundary to incorporate active transportation infrastructure consistent with the City's transportation planning.





# Draft for Public Engagement

## 2.2.2.

### Active Transportation

A well-connected network of streets, sidewalks, and pathways is essential to promoting complete communities and active transportation. Such a network enhances access to transit, reduces the number of drivers on roads, and provides residents with viable alternatives to single-occupancy vehicles. These efforts support improved community health, reduced greenhouse gas emissions, and increased mobility choices for residents.

#### Action Items

- a. Introduce requirements in the Zoning Bylaw for bicycle storage, bicycle racks, or other facilities at developments fronting transit stops, in Neighbourhood Centres, Downtown, and at major commercial, institutional, and multi-unit residential developments.
- b. Develop a process for acquiring easements and access points that enhance connection between key active transportation routes throughout the city.
- c. Coordinate the funding and implementation of bicycle facility improvements with road construction or reconstruction work in conjunction with the Transportation Master Plan.
- d. Prioritize active transportation projects in capital budgeting that enhance connections between Neighbourhood Centres and the Downtown through new sidewalks, paths, and trails that fill missing links in the active transportation network.

#### Policy

- e. Require Neighbourhood plans to incorporate internal active mode connections and connections to the rest of the City.
- f. Collaborate with the Ministry of Transportation and Infrastructure to prioritize adding protected, active transportation infrastructure along Highway 7 and Highway 11 to enhance safety for pedestrians and cyclists using these corridors.



# Draft for Public Engagement

## 2.2.3.

### Transit

As Mission continues to grow, transit will play an increasingly important role in ensuring residents can reliably and efficiently move around the city and the region. Transit plays a vital role in supporting Mission's sustainable growth, reducing traffic congestion, and enhancing mobility for residents across urban and rural areas.

The ideas in this section focus on optimizing transit services, investing in new approaches to transit-delivery, and fostering regional collaboration. Collectively, these actions will help to create a reliable and forward-thinking transit network that meets the diverse needs of Mission's residents.

#### Action Items

- a. Involve BC Transit in the planning process for new urban areas so that community design maximizes simple and easy access to public transit for the greatest number of residents possible.
- b. Incorporate Provincial TOA requirements into long-term planning for a second West Coast Express station on the western end of Mission in conjunction with the potential development of the Silverdale area.
- c. Develop a new bus exchange consistent with the Waterfront Revitalization Master Plan.
- d. Develop a bus stop improvement plan to increase overall transit stop comfort, amenities, design, and user information over time.

#### Policy

- e. Advocate to Translink and the Province for bi-directional, more frequent, and weekend West Coast Express commuter rail service.
- f. Focus transit investments in increasing transit frequency and adding new routes to areas planned for the greatest growth in population and employment, including Neighbourhood Centres and the Downtown.
- g. Encourage transit-oriented development to support transit within walking distance of bus routes and the Provincially-identified TOA.
- h. Promote regular and reliable bus system links to neighbouring communities of Abbotsford, Maple Ridge, as well as to eastern communities on the North Fraser such as nearby First Nations and Kent.
- i. Promote the use of the West Coast Express as an alternative to the private automobile for travel between Mission and Vancouver.
- j. Work with Translink and BC Transit to provide BC Transit bus service to Maple Ridge to connect with Translink's broader network.



# Draft for Public Engagement

## 2.2.4.

### Roads & Highways

Highways and arterial roads are critical to Mission's connectivity, economic vitality, and resilience. As key corridors for the movement of people, goods, and services, these transportation routes require careful planning and advocacy to ensure they meet the city's evolving needs. Mission's highway policies focus on enhancing safety, improving access, and supporting regional integration, while also addressing the importance of designing these corridors to align with the city's vision for a cohesive and pedestrian-friendly urban environment.

#### Action Items

- a. Require Traffic Impact Assessments for new developments as outlined in the Development and Subdivision Control Bylaw.
- b. Identify key gateways and locations throughout the City for specialized road cross-sections that emphasize boulevard treatment and beautification features.
- c. Update the Subdivision Bylaw to require roundabouts in new community developments.
- d. Identify opportunities for introducing roundabouts at appropriate locations in the community.

#### Policy

- e. Advocate to the Province for additional road infrastructure that mitigates the impacts of natural disasters, including new bypass routes and secondary access points to North Mission and across Downtown and the Waterfront.
- f. Ensure that highway and arterial roads are designed to contribute towards the urban fabric rather than focus singularly on expeditious movement of vehicles.

## 2.2.5.

### Railways

Mission as we know it today first boomed with the Canadian Pacific (CP) Railway. Today the CP mainline runs through Mission south of and roughly parallel with the Lougheed Highway. The presence of heavy rail provides both opportunities and challenges. With regional commuter rail comes greater integration into the Lower Mainland economy. However, rail also poses some challenges in terms of railway crossings, including for Highway 7 realignment and community access to the Waterfront. Noise associated with the railway has also historically been raised as a concern in various community meetings.

#### Policy

- a. Encourage CP Rail to enhance railway corridors with vegetative buffers and appropriate landscaping through existing and new neighbourhoods, such as the Waterfront Comprehensive Planning Area.
- b. Work with CP rail to address the use of railway horns in and near residential areas.
- c. Work with CP Rail to address wheel squeal by adding a lubrication system to the two curves at the rail interconnect.



## 2.3.

# Servicing Infrastructure Strategy

The Servicing Infrastructure Strategy for Mission is designed to ensure the provision of reliable, resilient, and sustainable infrastructure to support the city's growth and livability.

With a focus on water supply, sanitary systems, rainwater management, shallow utilities, and waste management, this strategy outlines key policies aimed at meeting the needs of existing and future residents.

Through thoughtful planning and coordination with service delivery partners, Mission will create an integrated, climate-resilient infrastructure network that supports the City's long-term growth and sustainability goals while promoting efficient and environmentally conscious development

# Draft for Public Engagement

## 2.3.1.

### Water Supply

Where and how Mission residents get their water is highly dependent on where in the city you live. Rural areas rely primarily on well water or in certain circumstances, cisterns. Several areas of rural Mission struggle with water quality and water supply from well water. Recognizing these challenges, the Rural Mission Strategy outlines approaches to ensuring the long-term sustainability of the rural Mission water supply.

More urban parts of the City receive their water through formal water utilities. Approximately 80% of Mission residents have piped water. The City of Mission and the City of Abbotsford jointly operate two water systems under permit from the Ministry of Health, including the City of Mission Water System fed from Cannell Lake through the Norrish Creek water supply system, and the Ruskin Townsite Water System fed from Hayward Lake.

#### Action Items

- a. Develop a program to work with businesses to assess and improve their water conservation practices.
- b. Explore water metering as a tool to encourage water conservation and delay infrastructure upgrade costs.

#### Policy

- c. Require all urban, suburban, commercial, and industrial development to connect to municipal water except in extenuating circumstances (such as former resource extraction sites) with Council approval.
- d. Require all urban, suburban, commercial, and industrial development to contribute to the costs associated with the delivery of water services, as determined through the development review process.
- e. Encourage water conservation through public education, seasonal water restrictions, and supporting innovative conservation solutions.
- f. Support initiatives to maintain water quality through protection of the watershed, multiple barrier treatment, monitoring, and testing of water systems.
- g. Require lots subdivided in areas without municipal water to provide proof of a water supply of sufficient quantity and quality to meet the Guidelines for Canadian Drinking Water Quality.



# Draft for Public Engagement

## 2.3.2.

### Sanitary

Sanitary infrastructure is essential to the City of Mission's growth and livability. Without, the city is unable to accommodate its forecasted growth. With an extensive network of sanitary pipes, it is important to properly plan, manage, and invest in this infrastructure. Encouraging infill development along key corridors will help deliver efficient and cost-effective municipal services while supporting Mission's sustainable growth objectives.

#### Action Items

- a. Implement the Utilities Master Plan and any successor servicing infrastructure plans.

#### Policy

- b. Require Comprehensive Planning Areas to include a review of the municipal sanitary sewer service as part of the planning process.
- c. Require all new developments in the Urban Growth Boundary to connect to Mission's municipal wastewater system, except in extenuating circumstances such as former resource extraction sites and existing private servicing systems, with Council approval.
- d. Review Zoning Bylaw amendments through the lens of optimizing the utilization of existing municipal servicing infrastructure, ensuring new developments complement the capacity of current systems.
- e. Prioritize the extension of new servicing capacity to existing urban areas and high-priority growth areas, as identified in the Official Community Plan, to support sustainable and efficient growth.
- f. Plan for the full build-out of Mission's water and sanitary systems when reviewing development proposals, ensuring capacity for long-term growth.
- g. Design and construct new utilities to minimize their environmental impact and to withstand the effects of climate change, ensuring long-term sustainability.
- h. Adapt existing water and sanitary infrastructure to climate change by exploring and implementing innovative technologies, such as smart meters and climate-resilient materials

# Draft for Public Engagement

## 2.3.3.

### Rainwater

Retaining and slowing rainwater flow is important for improving groundwater recharge and reducing outflows into sensitive ecosystems found throughout Mission. As climate change increases the intensity and frequency of heavy rainfall events, proactive rainwater management must address both overland flow and pipe systems.

#### Action Items

- a. Implement the recommendations of the Utilities Master Plan and any successor plan, enhancing the overall functionality and resilience of the city's rainwater system.
- b. Undertake modelling of existing drainage systems to:
  - i. Confirm capacities of the existing system;
  - ii. Evaluate the likely impacts of climate change; and
  - iii. Assess problem areas and opportunities for stabilization.
- c. Integrate rainwater management practices within the Zoning Bylaw, Development Permit Area guidelines, and other development standards and regulations.

#### Policy

- d. Protect naturally occurring retention areas from development and promote on-ground stormwater management systems such as swales to reduce pressure on the stormwater infrastructure and maintain natural water flow.
- e. For large-scale new developments (e.g., Comprehensive Planning Areas; greenfield Neighbourhood plans), require the preparation of integrated rainwater management plans for watersheds that address:
  - i. Drainage and flood management;
  - ii. Reductions in base flows;
  - iii. Adverse impacts on water quality
  - iv. Increased frequency and magnitude of peak flows.
- f. Ensure that rainwater infrastructure is publicly accessible and integrated with City-owned parks, open spaces, and facilities.
- g. Promote the use of rainwater harvesting and reuse systems in new developments to conserve water, reduce stormwater runoff, and support the City's sustainability efforts.

## 2.3.4.

### Utilities

Shallow utilities such as gas, electricity, and telecommunications all perform essential functions. They require proactive planning to ensure reliable access for all users across the city.

#### Action Items

- a. Investigate opportunities to bury existing power lines where feasible, reducing the vulnerability of critical infrastructure to adverse weather conditions.

#### Policy

- b. Require greenfield developments to plan for and confirm the provision of shallow utilities alongside the construction of road infrastructure.
- c. Ensure the installation and upgrades of shallow utilities are funded by utility providers and developers who will directly benefit from these improvements.
- d. Plan for buried utility infrastructure that accommodates tree planting within public rights-of-way.
- e. Collaborate with shallow utility providers to proactively identify and plan major infrastructure upgrades and repairs, aligning construction projects to minimize disruption and reduce costs.



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## 2.3.5.

### Waste Management

Mission's waste management program operates on a "user-pay" basis, ensuring that the cost associated with operating the service is covered by those using it. With an anticipated remaining lifespan of roughly 50 years, it is important that as Mission grows, waste management services continue to evolve and respond to the City's emerging needs. It is expected that gradual expansion of the collection area will occur with urban growth. At the same time, the more effective the City can be at diverting and minimizing waste creation, the longer the Mission landfill can operate, and the lower the overall cost of providing this service will be.

#### Action Items

- a. Provide waste disposal and recycling services in accordance with the City's Solid Waste Management Bylaw.
- b. Participate in regional and provincial initiatives, including around composting and food waste, to achieve targets for waste reduction, reuse, recycling, and recovery.
- c. Develop and maintain programs, strategies, policies, regulations and enforcement procedures related to the disposal and management of hazardous materials with provincial and regional agencies in.
- d. Inform residents and businesses about municipal regulations and recommended practices around waste management.
- e. Investigate requiring new development to submit Construction Waste Management Plans as part of the development approvals process.
- f. Develop creative solutions to on-site waste management solutions in the TOA area downtown.

#### Policy

- g. Review new development to ensure it is contiguous with the waste management collection area.
- h. Avoid creating isolated pockets of waste management collection areas.
- i. Ensure affordable landfill and recycling access for those outside of the Urban Growth Boundary.



# Draft for Public Engagement





Draft for Public Engagement



## 03 Making it Happen

# Draft for Public Engagement





## Making it Happen

# Introduction

Planning for a sustainable Mission requires thinking about more than just land use.

Creating a livable, sustainable, prosperous Mission encompasses all aspects of the services our City delivers. This chapter of the OCP provides City direction and policy related to a range of different subject areas, including:

- Environment
- Parks & Recreation
- Arts, Culture, & Heritage
- Reconciliation
- Economic Growth
- Downtown
- Housing Affordability
- Community Safety & Well-Being

Taken collectively, the actions and policies outlined here will work to improve the overall quality of life for Mission residents and those doing business here long into the future. They will also contribute to creating complete communities where everyone in Mission can easily access housing, jobs, food, health services, arts and culture, parks, and nature, all within our city.

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## 3.1.

# Environment

Maintaining the health and function of Mission's natural assets is critically important to the community's future.

Without significant reductions to world's GHG emissions, median temperature increases in addition to floods, wildfires, smoke, landslides and critical infrastructure loss are expected by 2050.

This chapter supports immediate actions towards mitigating the impacts of climate change and strategic transitions to sustainable growth and development. Together with these initiatives, planning for efficiently used land resources and transportation infrastructure will help protect valued natural assets, their contributions to municipal services, and the community's quality of life.



## Goals

Growth and development contribute to Mission's climate resilience

Development standards allow for innovative and sustainable infrastructure

Renewable energy adoption is supported through programs and infrastructure

## 3.1.1.

## Sustainable Land Use

Accommodating growth through integrated land use and transportation planning is critical to Mission's health and sustainability as a community. The careful design and arrangement of buildings, roads, and neighbourhoods will improve the safety and convenience of daily travel reduces while reducing our vehicle dependence and greenhouse gas emissions. These policies direct Development Services to implement the community's vision as a resilient, thriving and complete community by 2050.

### Action Items

- a. Review development and subdivision standards to ensure they provide sufficient flexibility to enable innovative green infrastructure implementation.
- b. Review development design guidelines to ensure building design and siting protects environmental assets and enhances the urban forest canopy.

### Policy

- c. Enhance Mission's climate resilience by:
  - i. Concentrating future growth in strategic areas throughout the city;
  - ii. Developing public buildings and spaces that meet green rating design standards (i.e. LEED);
  - iii. Providing walkable neighbourhood centres throughout Mission;
  - iv. Protecting and enhancing the tree canopy through development approvals; and,
  - v. Limiting the impacts of development on stream courses and ravines.
- d. Incorporate natural features and social spaces in all development areas that contribute to an attractive pedestrian environment into new City-wide Comprehensive Design Guidelines.



## Goals

Raise public awareness and action for local food security

### 3.1.2.

## Food Security

Food security is a vital component of a resilient and sustainable community, ensuring that residents have access to fresh, nutritious, and locally produced food. By supporting local agriculture, enhancing education and research, and fostering direct-to-consumer food networks, Mission can strengthen its local food system while promoting economic growth and environmental stewardship.

### Action Items

- a. Encourage integrating locally supported agriculture (e.g. community gardens, community orchards, urban agriculture and small farms) into existing neighbourhoods and new areas of urban development.

### Policy

- b. Encourage the diversification of agricultural operations and the production of new crops and commodities, particularly high-value crops and those serving new markets with growth potential.
- c. Work with local secondary and postsecondary institutions to support training and education programs in agriculture and food systems.
- d. Work with post-secondary institutions to facilitate agricultural research partnerships and technology transfer to local farmers.
- e. Support public awareness programs and events to highlight the role agriculture plays in Mission's economy.
- f. Support the efforts and programs of Fraser Health and non-governmental organizations that promote access to healthy nutritious foods.
- g. Support the growth and development of farm markets and stands selling local products directly to consumers.

## 3.1.3.

### Ecosystems & Green Spaces

#### Goals

Riparian areas on public and private lands are protected, restored and maintained

An interconnected network of natural areas supports ecosystem health, wildlife connectivity and the community's access to nature

Development incorporates climate-resilient landscaping and tree retention

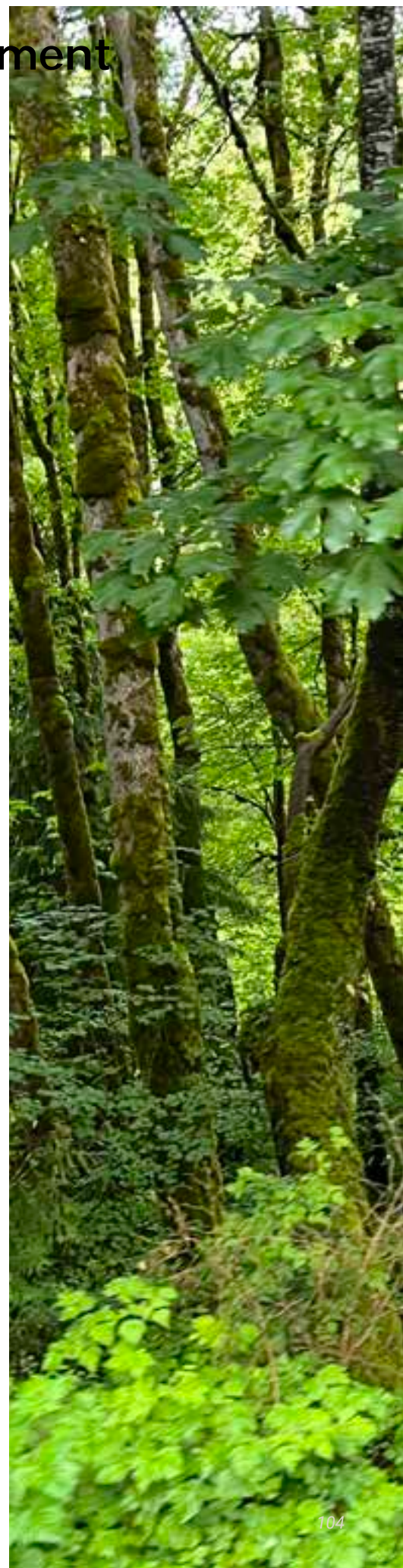
Mission's ecosystems and greenways provide a range of benefits that enhance the quality of life and mitigate some of the impacts of urban development. Ecosystem assets also play a fundamental role as natural infrastructure that supports day-to-day and emergency services for individuals and businesses in Mission. Stewardship of significant tree stands, riparian areas, wildlife corridors and other ecosystem services through sound planning and development processes will ensure Mission remains a thriving, healthy and livable community.

#### Action Items

- a. Review the City's approach to riparian protection periodically to ensure the City's expectations for long-term ecological benefit from protection are being achieved.
- b. Investigate opportunities to more effectively protect riparian areas where deficiencies in the City's current approaches are identified.
- c. Review City planning processes to ensure strategies to protect and enhance biodiversity are incorporated, including:
  - i. Identifying natural areas for protection through neighbourhood plans
  - ii. Acquiring natural assets to protect and maintain as parkland
  - iii. Leveraging conservation tools such as covenants, eco-gifting programs, land trusts, and incentives to encourage protection on private lands
  - iv. Incentivizing ecological restoration of riparian or significant natural areas that will improve stream health and functioning
  - v. Using natural buffers as transitions between developed and undeveloped areas.

## Policy

- d. Support implementation of the Environmental Charter's Action Items.
- e. Support efforts to link riparian areas with surrounding natural areas to create an interconnected network that supports habitat connectivity.
- f. Support initiatives that enhance environmental connections between isolated habitats and facilitate wildlife movement.
- g. Ensure trails are planned in conjunction with protected natural assets where appropriate and feasible.
- h. Ensure trails through protected natural assets are designed to preserve mature trees and other significant features (e.g. design with wide meanders, etc.).
- i. Promote and, where possible, incentivize the retention and planting of trees and other climate-resilient landscaping on development sites.
- j. Promote the retention and planting of trees and other climate-resilient landscaping on public and private lands through incentives and programs while meeting the City's land use objectives.
- k. Continue to implement Bear Aware principles into planning and development processes.
- l. Reduce point and non-point source pollution and potential for flooding and their impacts on water quality through collaborative watershed planning with neighbouring local governments.
- m. Build trails at time of construction to prevent NIMBYism.



## Goals

Mission maintains a balanced approach to forestry that integrates economic, social, and environmental values to ensure responsible stewardship

Public awareness of the Municipal Forest and its operations is promoted and improved

Relationships with First Nations are strengthened through partnerships in the Municipal Forest

## 3.1.4.

## Forest Management

As a manager of approximately 10,900 hectares of forested lands known as the Mission Municipal Forest, the City of Mission balances economic, social, scientific, and environmental forest values through its harvesting and planting programs. A portion of these lands, known as Meks wa't a'xwest ikwelo' ("everyone shares here") are stewarded cooperatively with Kwantlen First Nation and in consultation with other local First Nations and the provincial government. Management of the area provides access for cultural use and harvesting by First Nations, and recreation, interpretation, and tourism opportunities that offer memorable forest experiences to Mission residents and visitors.

### Action Items

- a. Develop and implement educational programs, including interpretive signage and guided tours, to increase public awareness of the Mission Municipal Forest's economic, ecological, and cultural significance.
- b. Explore opportunities for collaborative forest management initiatives with local First Nations to enhance stewardship, cultural harvesting, and ecological conservation efforts.

### Policy

- c. Support ongoing partnerships with First Nations to integrate traditional ecological knowledge into forest management planning and operations.
- d. Support community outreach initiatives, including workshops and school programs, to educate residents about responsible forest stewardship and sustainable resource use.
- e. Monitor and adapt forest management strategies based on scientific research, climate change considerations, and evolving best practices to ensure long-term sustainability.



## 3.2.

# Parks and Recreation

Some of Mission residents' most beloved parts of the city are their neighbourhood parks and recreation facilities.

Some of our earliest memories were made on swings, in arenas, or playing soccer, with all parks and recreation facilities enriching our lives. As Mission grows, it will become more important than ever to ensure that investments keep these community assets relevant to evolving needs and interests.

Unfortunately, in recent years this investment has not been able to keep pace with the community's substantial growth. However, planning and investment in this core area of municipal services is both needed and well underway. Opportunities to expand access to parks through privately-owned public spaces, greater use-sharing and collaborative management with Mission Public Schools and other institutional agencies with large land-holdings, and other emerging ideas can all work together to improve how Mission residents experience parks and recreation.

## Goals

An integrated system of diverse parks, facilities, trails, natural areas, right-of-ways, and urban plazas that supports diverse recreation, leisure, arts and cultural opportunities.

Partnerships and collaborations enhance the stewardship of parks, trails and natural areas.

## 3.2.1.

## Park Development & Management

### Action Items

- a. Update the Parkland Acquisition Guidelines to include criteria for locating, designing and maintaining privately-owned public spaces to ensure these spaces are:
  - i. Publicly accessible, inviting and well-used by the public;
  - ii. Designed and programmed for users of all ages and abilities;
  - iii. Sited in convenient and easily accessible locations;
  - iv. Integrated and connected to adjacent streets, parks, greenways, and pedestrian routes; and,
  - v. Include landscaping, trees, seating, and public art, where appropriate and possible.
- b. Collaborate with the City's transportation, legal, finance, and real estate departments on strategies to incorporate complementary privately-owned public spaces and strata parks into Mission's public parks, open spaces, and natural areas.
- c. Acquire land for parks that supports multiple policy objectives, including:
  - i. Enhancing access to the Fraser River for residents;
  - ii. Supporting Experience the Fraser Trail;
  - iii. Preserving significant tree stands, significant environmentally sensitive features, and wildlife corridors;
  - iv. Protecting tangible and intangible heritage and cultural resources;
  - v. Linking existing parks and key destinations; and,
  - vi. Mitigating wildfire and/or flood risks to developed areas.
- d. Update the City's development standard to enable the consideration of cash-in-lieu of the 5% dedication under one or more of the following circumstances:
  - i. 5% of the total parcel size would be too small for a park or trail component;
  - ii. No part of the parcel would complement the park or trails system; and,
  - iii. The area has significant parkland and open spaces.

## Goals

Community access to shared spaces and programs is expanded through partnerships and collaboration

Integrated health, child care, and recreational programs for all residents enhance their benefits to individuals and communities

## 3.2.2.

## Facilities, Amenities & Infrastructure

Mission residents can enjoy a variety of arts, culture, and sports programs offered in its facilities. The Mission Leisure Centre is a hub of activity highly appreciated by residents of all ages. The Youth Centre welcomes residents between the ages of 12 and 18 into a secure and inclusive environment where they are encouraged to connect, have fun, and express their unique selves. The Boswyk Seniors Activity Centre and Clarke Foundation Theatre are important complements to a growing and well-utilized inventory of indoor spaces.

As Mission's population grows, demands on its existing facilities will reach their capacity. The City is committed to enhancing its recreational services alongside new development, and will explore opportunities to partner on new satellite locations throughout the city.

## Action Items

- a. Work with Mission Public Schools to identify opportunities for increasing community use of schools, and when new schools are constructed, collaborate on the design of spaces that will support community uses.

## Policy

- b. Collaborate with community organizations and the private sector to provide a wide range of indoor recreation and leisure opportunities for community members of all ages and abilities.
- c. Expand the integration of health and recreation through community-centred initiatives and partnerships, such as childcare and social services, youth services, and opportunities for seniors.
- d. Design new infrastructure with use flexibility in mind to maximize utility and ability to serve many functions.

## 3.2.3.

### Trails & Natural Areas

#### Goals

Enhancements to the trail network support diverse user needs

An integrated trail and active transportation system provide safe travel options to parks, schools, and service areas.

Valued natural areas throughout the Mission are accessible to local residents

Abundant recreational opportunities exist in Mission on lands operated by other governments and organizations. Rolley Lake Provincial Park, Neilson Regional Park, and BC Hydro have protected areas and trail systems that support a range of outdoor recreational uses that Mission's residents value. Additional trails in and around Mission continue to be developed by non-profit organizations, community groups and private landowners in rural communities.

#### Action Items

- a. Acquire land that complements the existing active transportation and open space network as opportunities arise through capital budgets, developer contributions, and grants.
- b. Collaborate with First Nations, the Fraser Valley Regional District, Metro Vancouver Regional District and neighbouring local governments to provide trails with access to key locations outside the City boundary (e.g. Discover the Fraser Trail).

#### Policy

- c. Provide universal access to trails where appropriate and possible.
- d. Strategically accept contributions that help to build and enhance existing trail safety, preservation, and stewardship.
- e. Integrate recreational trails into the active transportation network where appropriate and feasible, prioritizing linkages that improve the safety of active travel to schools, neighbourhood centres, and parks.



## 3.3.

### Arts, Culture & Heritage

Mission has a rich and diverse history evolving from First Nations living on the lands and waters of this area for countless generations. This city has developed into a multi-cultural community where residents share their beliefs, values and cultural experiences contributing to the spiritual wellbeing of this place.

Mission's heritage includes built heritage sites and diverse cultural traditions, places, practices, and values, from traditional storytelling, placemaking, and performing arts to social practices. As Mission grows, the community will adapt to the changing social and cultural landscape embracing and influencing its future while respecting and remembering its history.

These policies guide Mission residents to celebrate its everchanging history, heritage buildings, places, cultural activities as it plans for its future. Care is needed to protect and celebrate Mission's arts, culture, heritage, and the invaluable foundation they provide to the community. There is also a need to take a visionary and responsible approach for managing Mission's growth by conserving its historical artifacts, buildings and places.

## Goals

A diverse range of arts and cultural facilities, services and activities enrich the quality of life in Mission.

Mission has a recognizable and consistent brand identity.

Public spaces are creative, fun, and cultural expression is supported.

## 3.3.1.

## Arts & Culture

Supporting the value of public art and places in the city where culture can thrive will help to strengthen Mission's spirit. Creating a strong focus on artistic and cultural creativity in the city's downtown can enhance the city's identity and attractiveness. Designing and creating public spaces for artistic displays and events is essential for new development throughout the city, particularly within the emerging Neighbourhood Centres. Artistic and cultural activities require different types of spaces both indoors and outdoors. Planning for and creating these spaces will make the city more attractive and interesting, benefiting from artistic and cultural expression.

### Action Items

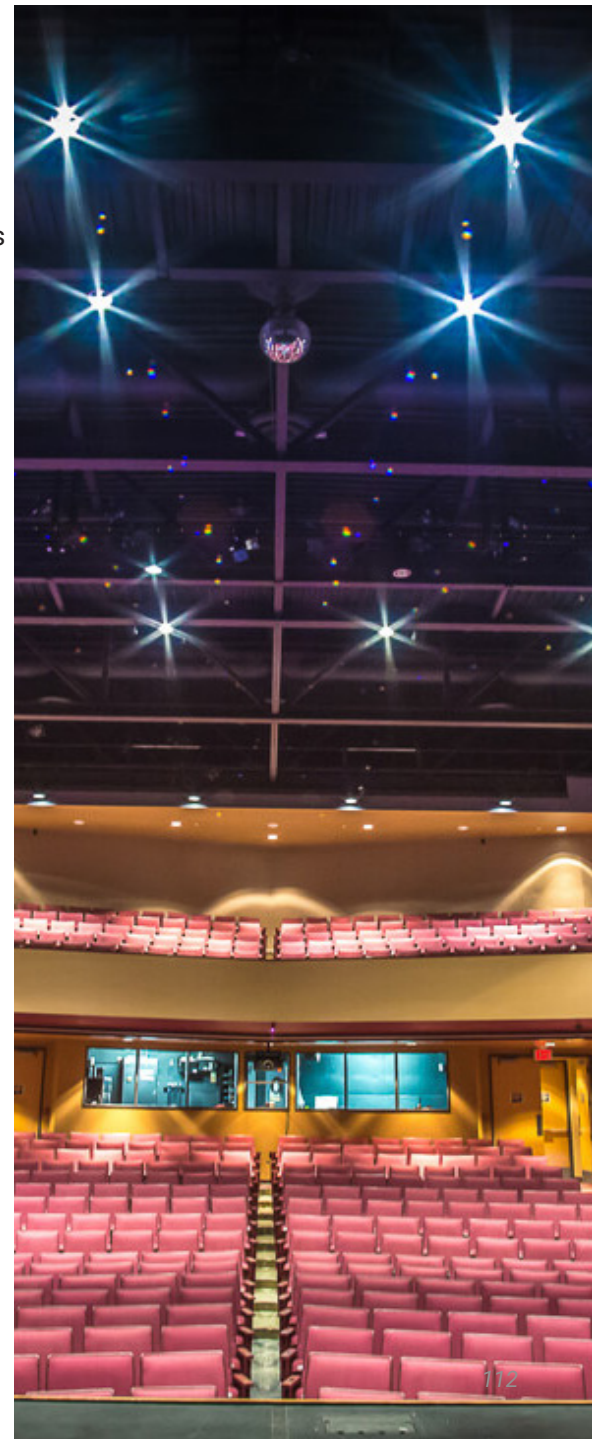
- a. Update the Cultural Resources Management Plan.
- b. Allocate 20% of funds collected via the Amenity Cost Charge Bylaw for use in supporting and building arts and cultural spaces and facilities.
- c. Study the feasibility of creating a larger associated museum space for display of historic artifacts and archival information and administration.

## Policy

- d. Support and promote arts and cultural activities that contribute to Mission's unique identity.
- e. Support the development of a major space for artistic and cultural activities in the downtown (including a blackbox theatre) concentrating these facilities and activities in Mission's downtown along 2nd Avenue.
- f. Advance development of an artistic hub/creative corridor along 2nd Avenue in downtown through associated OCP land use and design policies.
- g. Enable opportunities for creating artistic and cultural spaces in development through use of:
  - Density bonusing (including the option of using cash-in-lieu);
  - Funding from the Amenity Cost Charge Bylaw and voluntary contributions from development; and
  - Gifting or negotiation of funding from developers, residents, organizations and others.

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- h. Support the opportunity for the development of other spaces for artistic and cultural activities within Mission in the Waterfront, neighbourhood centres, schools and the UFV campus.
- i. Require public spaces including plazas within Downtown, Waterfront and neighbourhood centre developments to incorporate meeting and resting places where public art is profiled for aesthetic enjoyment and advancing local artistic enterprise.
- j. Incorporate public art into the public realm to reinforce a sense of space, history and culture throughout the city, emphasizing downtown and waterfront locations.
- k. Support advancing heritage conservation for the Mission museum building.
- l. Recognize and support the substantial economic contribution of cultural and arts activities to the financial health of the community.
- m. Coordinate with School District 75, community groups, UFV and other interested parties to develop more arts and cultural programs.
- n. Promote cultural tourism opportunities in Mission through consistent branding, messaging and in coordination with public events and festivities.
- o. Maintain flexible programming in City-owned facilities and public spaces where possible to accommodate diverse events, gatherings, and arts and culture programming.
- p. Highlight and celebrate Mission's multi-cultural character and promote understanding and acceptance among all cultures through inter-cultural events and initiatives.



## 3.3.2.

### Heritage

#### Goals

Diverse cultural and heritage resources are widely recognized and celebrated.

Tangible and intangible heritage resources on public and private lands are adequately recognized and protected.

Mission occupies a unique setting along the banks of the Fraser River. First Nations have lived along the Fraser River for countless generations and are its stewards. Mission has grown from a small village on the Fraser River to a small town and now a bustling city. This waterfront setting has played a significant role in developing industries such as forestry, lumber mills, fishing and tourism. Mission's steady growth can be attributed to various influences, including the construction of the CPR transcontinental rail line, the development of hydroelectric power, resource extraction, forestry activities, wood processing, fishing, farming, outdoor recreation and many other cultural and business activities. Like many BC communities, Mission is experiencing accelerated growth, and consequently, many of the city's historic buildings, structures and landscapes are under threat of elimination by new development. These policies guide their conservation with initiatives including using legislative tools, sharing information on the city's website, working with the Archival Manager to research properties, and engaging with the Mission Historical Society and residents with interest and knowledge about heritage protection.

#### Action Items

- a. Utilize heritage conservation tools available from BC legislation including:
  - i. Heritage Revitalization Agreement
  - ii. Heritage Alteration Permit
  - iii. Designation of Heritage Conservation Areas
  - iv. Temporary Heritage Protection Order
  - v. Heritage Property Maintenance Standards bylaw.
- b. Review the City's policies, bylaws and administrative procedures to provide renewed guidance for protecting buildings, structures and properties in appreciation of the value that they contribute to the city; and
- c. Establish a place on Mission's website for sharing information about the city's historic buildings, heritage conservation and insights from Heritage BC the Mission Historical Society and other organizations.



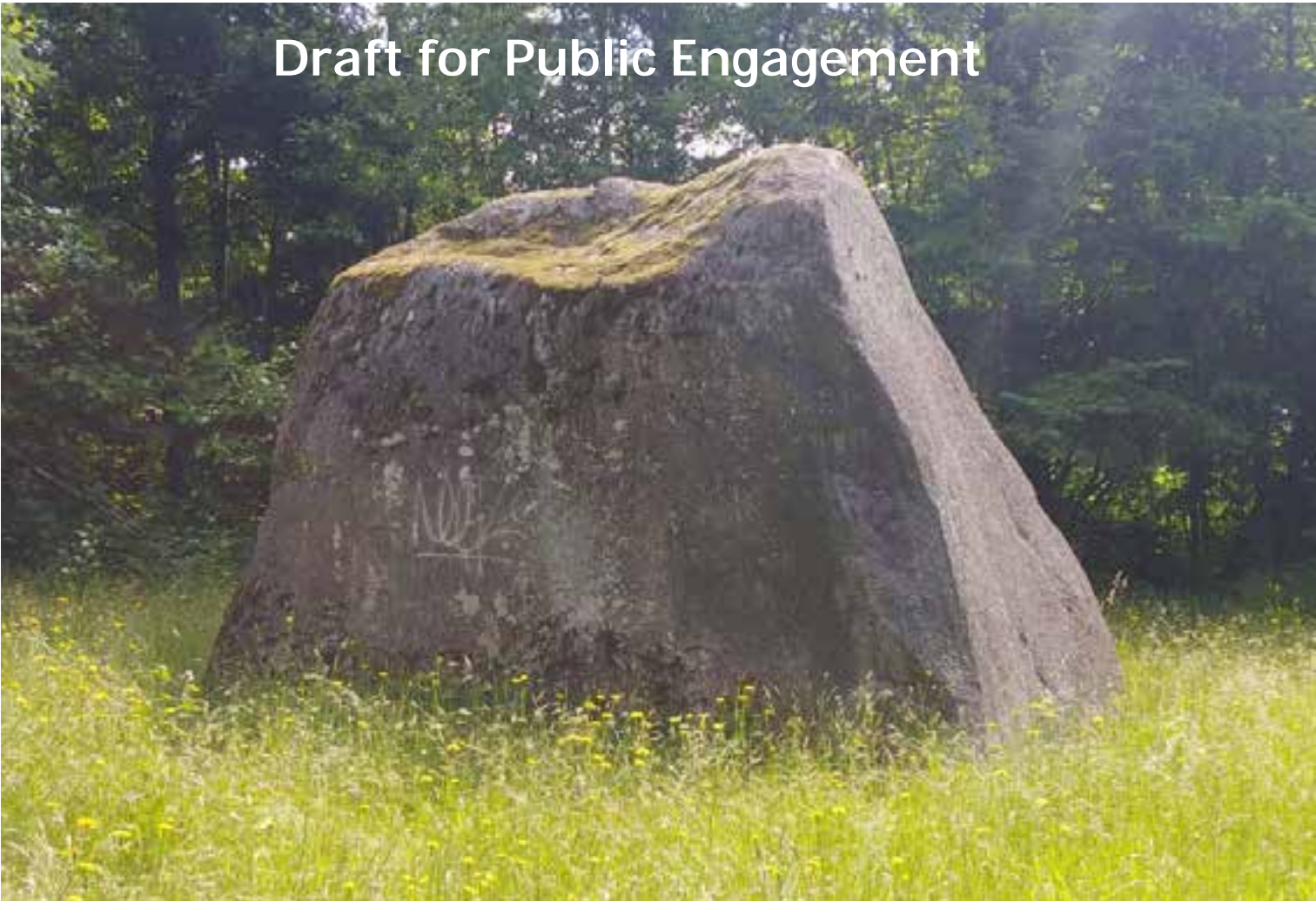
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- d. Create a heritage inventory produced by a qualified heritage professional that identifies heritage buildings, structures and places with recommendations for potential conservation either on a stand-alone basis or within the scope of a development application. Information in a heritage inventory should be referred to with development applications in order to ensure heritage conservation is considered and acted upon effectively during the review and processing of development applications.
- e. Retain a heritage professional to conduct detailed reviews of buildings, structures and places to be identified in the heritage inventory.
- f. Through further review by a heritage professional, identify additional buildings for the city's heritage register and for protection by heritage designation and bylaw.
- g. Ensure that a heritage inventory is updated on a regular basis to provide continuation of this information that can benefit the look and feel of the city.
- h. Engage residents to hear their ideas about heritage conservation that could be used for new policies and implementation strategies as well as strengthening current ones.
- i. Engage with the Mission Historical Society to enhance community awareness about Mission's historical treasures.
- j. Establish a 'heritage hub' in the Downtown with an emphasis on protecting buildings between North Railway Avenue and 2nd Avenue, while considering how redevelopment can incorporate existing buildings and through this work, establish Mission's downtown as a regional centre for business, living and cultural and historic vibrancy.
- k. Develop a new development fast-track program for development applications that include full recognition of protecting buildings and places with heritage value.
- l. Identify buildings, structures and places that could be considered for heritage award recognition during BC Heritage Week.

## Policy

- m. Continue to use the City's Demolition Permit procedure to provide applicants with information about optional approaches for protecting buildings that are proposed for demolition and have a building age of 50 years or greater and are considered to have potential heritage value;
- n. Recommend that development applicants undertake heritage impact assessments to provide information concerning potential negative impacts from a development or site alteration on a heritage resource in accordance with Provincial legislation
- o. Encourage the installation of plaques on or in front of heritage buildings and sites to enhance community knowledge and recognition of the buildings, locations and events regarding their contributions to Mission's history and culture.
- p. Raise the profile of Mission's history during community events including Canada Day, MissionFest, and at other cultural events and activities.

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- q. Consider reviewing the City's 2006 Heritage Strategic Plan to ensure greater alignment with current Provincial heritage legislation, the city's OCP and other heritage protection mechanisms.
- r. Provide more detailed guidance for development of new buildings and redevelopment in the city's downtown by way of updating the OCP Downtown Development Permit Area guidelines.
- s. Share information about the mutually supportive roles of heritage conservation with advancing the city's cultural activities and values, particularly in key locations such as the downtown and waterfront and areas surrounding the downtown ,and south of 7th Avenue.
- t. Strengthen the links between heritage conservation and cultural initiatives through sound architectural design that celebrates the city's heritage.
- u. Encourage public art that reflects the history and historic elements of the city in all areas of Mission. Public art can be a catalyst for bringing people together and helping them to understand and appreciate the historic and cultural significance of places.
- v. Encourage outright volunteering of old buildings for their partial or complete preservation with new development proposals.
- w. Discourage development and activity that would negatively impact tangible, physical archaeological features on City lands where feasible.
- x. Limit potential impacts of development and activity where avoiding archaeological features is not possible through appropriate mitigation measures.
- y. Provide information to developers about Mission's objectives towards conserving its many historic buildings, and test alleged lack of value for preserving all or parts of buildings with heritage potential.

## 3.4.

# Reconciliation

This place is situated on the unceded, ancestral, and shared territory of the Stó:lō people, who have occupied these lands since time immemorial. The City of Mission is located on Leq'á:mel, Semá:th, Kwantlen, Sq'ewlets, Máthexwi, and Katzie traditional territories. The traditional language spoken by Stó:lō people is Halq'eméylem. Learn more about the First Nations whose territory Mission is located by visiting their websites:

[Leq'á:mel](#) | [Sq'ewlets](#) | [Semá:th](#) | [Máthexwi](#) | [Kwantlen](#) | [Katzie](#)

The City of Mission is committed to reconciliation with First Nations communities and peoples and will work to ensure that its activities, initiatives, and partnerships reflect the intent of the United Nations Declaration on the Rights of Indigenous People (UNDRIP), and the Truth and Reconciliation Commission's (TRC) Calls to Action.

The City is starting with the adoption of a set of principles that will guide its relationships with Indigenous peoples and commits to the revision and creation of policies to be consistent with UNDRIP and the TRC Calls to Action.

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## Principles

The City of Mission remains committed to working with local First Nations and has adopted the following nine principles that guide relationships, the creation of policies that are consistent with UNDRIP and the TRC Calls to Action, and the development of shared goals and objectives with neighbouring First Nations communities:

1. Reconciliation occurs through the development of government-to-government relationships based on the recognition of indigenous rights.
2. Local governments are crucial to the implementation of UNDRIP and the TRC calls to action. Advancement of this work can occur while recognizing the sovereign to sovereign (or Crown to Nation) relationships that occur between Federal, Provincial and First Nations governments.
3. Plans and strategies for the implementation of UNDRIP and the TRC Calls to Action will be 'co-created' with First Nations communities, namely Matsqui, Sema:th, Kwantlen, Katzie, Sq'ewlets, and Leq'a:mel through engagement and collaboration, including 'Reconciliation Dialogues' and 'Community to Community Forums'.
4. Reconciliation promotes a mutually supportive climate for economic partnerships with regional First Nations communities.
5. Collaboration with First Nation communities will define how best to communicate and engage on economic and land development policy.
6. Continuous learning about indigenous peoples, cultural, traditions and laws is a requirement of reconciliation.
7. Cooperation and collaboration will guide the City's approach to issues that impact First Nations.
8. Relationships take time, as does exploring what mutual commitment to reconciliation means; we will endeavour to engage our neighbouring First Nation communities to build those relationships around shared interests and common concerns.
9. Systemic racism exists and that there are many ways of understanding the world and ways in which societies create and implement laws and that valid laws existed here before Canada. The City will question assumptions and remain open when faced with different legal traditions and ways of knowing.

## Action Items

- a. Continue to advance Truth and Reconciliation in Mission through active participation in the Í:xel Sq'eq'ó (Together We Paddle) agreement.
- b. Ensure all municipally-adopted statutory plans going forward include a land acknowledgment.
- c. Identify opportunities to implement the Calls to Action relevant to Mission.

## Policy

- d. Partner with First Nations, other governments, the Fraser Valley Region, the School District, and UFV to co-manage parks and natural areas identified as mutual priorities.
- e. Work with First Nations to identify, recognize and protect sites of cultural and heritage significance.
- f. Partner with First Nations to recognize their Traditional Territories through signage, place-naming, and incorporation of their languages into public spaces.
- g. Encourage new developments to name new neighbourhoods, places, and destinations with Halq'eméylem names.
- h. Work with LMS to develop a management plan for the LMS park lands.



## 3.5.

### Economic Growth

As our city continues to grow, it is important to ensure local economic opportunities can grow. Growth and development have brought new investment interests to the community, including distribution centres on Dewdney Trunk Road to emerging commercial centres west of downtown; from adventure tourism opportunities in the north to larger-scale construction and development projects in and around Downtown.

Capitalizing on direct access to hydro electric power, raw materials and an educated workforce, Mission is well-positioned to leverage these local assets to enhance its economic growth that will help more residents work, start businesses, and access the services they need at home. At the same time, expanding the economic productivity of Mission means a healthier tax base for the entire city, helping Mission to provide the services that residents rely on and enjoy more efficiently.

## 3.5.1.

### Fostering Economic Growth

#### Goals

A range of accessible, well-paying local employment opportunities.

Investments into existing employment lands support economic growth.

Quality education, skills training, and employment opportunities are available locally.

#### Action Items

- a. Review the Zoning Bylaw to ensure home-based business and live-work regulations are conducive to supporting new businesses.
- b. Develop a Social Procurement Policy to ensure the City prioritizes procuring required business needs from local and Canadian businesses.
- c. Collaborate with local economic development and business organizations to develop and implement “Shop Local” marketing initiatives.
- d. Regularly review and update the Employment Lands Study to ensure the City is appropriately planning and preparing for future employment lands growth.
- e. Encourage Bridgehead Development Corporation to take a proactive approach to increasing the utilization of existing employment lands and to secure properties that enhance Mission’s economic well-being through strategies such as:
  - i. site assembly;
  - ii. pre-servicing; and,
  - iii. development approvals.

#### Policy

- f. Prioritize investment in business incubators, economic development initiatives, and other tools to support start-ups and small businesses in strategic centres.
- g. Encourage secondary industries related to the Municipal Forest to locate and expand operations in Mission.
- h. Partner with UFV to provide more opportunities for residents to upgrade their skills.
- i. Encourage City employees to pursue additional accreditations and skill upgrades through UFV.
- j. Support the adaptive reuse of brownfield sites for new and innovative employment uses.
- k. Support the development of home-based businesses by connecting prospective entrepreneurs with local economic development and business-support organizations.
- l. Ensure diverse housing options are provided near employment areas to support and attract families and workers to the city.

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- m. Encourage local food entrepreneurs and small-food producers to establish home-based businesses that can expand out of these homes into bricks-and-mortar storefronts over time.
- n. Encourage post-secondary institution expansion in the Downtown.
- o. Encourage the expansion of adventure-tourism supportive land uses, including trailhead commercial and hospitality services.
- p. Support the development of Indigenous tourism opportunities when led by Indigenous communities.
- q. Prioritize service extensions to areas with industrial development potential to unlock capacity in existing employment lands.



## 3.6.

# Downtown

Downtown is a special place in Mission and a destination in its own right.

Nowhere else in the city can such a tightly knit mix of uses be found, from small local shops to a complete mix of housing types to schools and auto shops, the library, museum, archives and more. Cherished by residents, its charm and human-scaled character are essential parts of its attractiveness.

At the same time, recent legislative changes including the Transit-Oriented Area (TOA) development requirements and emerging market pressures have created conditions that mean the next 20 years will feature tremendous growth and change in the Downtown. Importantly, this growth should not be seen as a risk or a threat but as the opportunity it truly is. With growth comes the ability to help form the Downtown into an even more vibrant heart of the community.



## Goals

Support the health of local businesses

Provide more arts and cultural amenities in and around the core

Deliver a greater mix of housing to strengthen the existing community of downtown residents

Foster downtown institutional anchors such as a post-secondary campus

Promote a stronger connection between Mission and the rest of the Lower Mainland via West Coast Express

## 3.6.1.

## Downtown

### Action Items

- a. Promote active street-level uses to create a vibrant and pedestrian-friendly commercial environment.
- b. Develop a standing capital contribution towards enhancing the Downtown public realm through art installations, murals, and cultural programming.
- c. Actively seek to foster partnerships with non-profits and developers to deliver affordable and supportive housing options in the Downtown.

### Policy

- d. Support the expansion of destination businesses and cultural tourism to attract visitors from across the region.
- e. Support the development of arts and cultural venues, such as galleries, performance spaces, and event areas.
- f. Preserve and celebrate Mission's historic buildings and heritage assets, integrating them into new developments where possible.
- g. Foster partnerships with local Indigenous communities to incorporate Indigenous art, history, and cultural representation in Downtown spaces.
- h. Promote high-quality urban design and public realm improvements to enhance livability and walkability.
- i. Facilitate partnerships with non-profits and developers to deliver affordable and supportive housing options and community services.
- j. Ensure new developments contribute to a compact, complete, and sustainable Downtown.
- k. Encourage energy-efficient building design, green infrastructure, and environmental best practices.

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- l. Improve pedestrian and cycling infrastructure to support active transportation and enhance accessibility.
- m. Strengthen connections between Downtown and other key areas in Mission through improved transit service and multimodal options.
- n. Advocate for increased West Coast Express service and better integration with regional transit networks.
- o. Enhance streetscapes throughout all of Downtown with traffic-calming measures, wider sidewalks, and street trees to improve safety and comfort for all users.
- p. Advocate for the establishment of a post-secondary institution or satellite campus in Downtown Mission.
- q. Support the enhancement and expansion of existing community facilities, including the library, museum, and archives.
- r. Encourage new investment in educational, health, and civic institutions that contribute to the long-term vitality of Downtown.
- s. Promote the development of public gathering spaces, such as plazas, parks, and outdoor event venues.



## 3.7.

# Housing Affordability

Concerted efforts in recent years to create opportunities for new affordable homes have expanded housing choices in Mission significantly.

Since Mission's last OCP update, multi-unit starts have outpaced single-unit starts, a trend expected to continue as demand for townhouses and apartments continues to rise in the community. Despite progress to diversify housing development, Mission's average housing starts still fall short of anticipated demand for purpose-built rentals and affordable two- and three-bedroom homes.

The land use designations in this plan illustrate the approximate location, amount, type and density of residential development across the housing continuum that will provide adequate housing over the next 20 years based on population and employment projections. These policies focus on affordability throughout Mission's urban area, with special attention to areas of greatest need: rental, family-friendly, and supportive housing.

## 3.7.1.

### Housing Affordability

#### Goals

Diverse housing needs are planned for and accommodated through long-range planning and development approvals

A range of housing types, tenures, affordability levels, and supportive/care are distributed within Mission's urban growth boundary

#### Action Items

- a. Review and update Mission's Housing Needs Report every five years to:
  - i. Ensure it meets the provincially-mandated Housing Needs Assessment requirements and provincially-mandated housing targets;
  - ii. Identifies short- and long-term housing targets and development priorities; and,
  - iii. Identifies actions, timelines, and guidance for monitoring and evaluating progress.
- b. Use City regulations and financial tools to de-risk applications, increase certainty in land use policy and rezoning processes, discourage speculation, encourage compliance, and reduce upward pressure on land prices.
- c. Consider decoupling approvals processes for housing and delegating to staff where possible.
- d. Explore opportunities to secure a proportion of housing units as affordable through the rezoning process.
- e. Explore opportunities to secure a proportion of housing units as accessible through the rezoning process.

#### Policy

- f. Enable new purpose-built market and below-market rental housing near amenities and transit services through incentives, and streamlined approval processes.
- g. Collaborate with senior government levels, neighbouring municipalities, community partners, and First Nations to implement a regional approach to addressing affordable housing needs.
- h. Limit the displacement of renters through redevelopment by partnering with Provincial and Federal governments to reinvest and renew existing rental stock.
- i. Encourage the development of affordable, accessible, and rental housing with incentives (e.g. additional density, parking relaxations, or other types of financial measures).
- j. Incorporate broader public uses into affordable housing developments to reduce stigma and open opportunity for community belonging and inclusion.
- k. Require tenant relocation plans as a condition of rezoning or redevelopment of existing purpose-built rental buildings of four or more units.



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- l. Encourage family-sized and accessible units at grade in affordable multi-family housing developments located near parks, schools, recreational, and cultural amenities.
- m. Reduce unnecessary development costs for affordable housing through parking variances for projects located near transit services and intended for residents with lower parking needs.
- n. Work with funding organizations to secure funds for affordable housing projects.
- o. Encourage private investment in affordable housing projects that supported targeted needs such as medical support staff.



## 3.8.

# Community Safety & Well-Being

A wide range of public, community-based and volunteer organizations support Mission's residents' health, social, and safety needs.

The Fraser Health Authority, the RCMP, and the Fire/Rescue Service provide core health and safety services. Dozens of community-serving organizations contribute to a continuum of wellness services that augment the support available to people of all ages and abilities. Collaboration among these groups will continue to generate innovative, project-based solutions and new partnerships.

The City of Mission and these organizations have committed significant resources to enhance Mission's standard of living with strategies and plans focused on wellness, emergency service and response, and stewardship of its natural resources. These policies will support these and future community-wide efforts to enhance local safety and well-being through strategies. Their guidance for providing infrastructure, partnerships, education/awareness efforts, and emergency planning will ensure a safe and welcoming community where residents can thrive.

## Goals

Parks and open spaces support diverse, accessible activities.

Active travel to key destinations is safe and comfortable.

Health and wellness services are accessible.

## 3.8.1.

### Safe, Accessible Public Spaces

Our experiences in public spaces can have long-lasting impacts on quality of life. Physical barriers and unmanaged social disorder can quickly erode feelings of security in a community. However, approaches to design, land use, and programming that consider crime reduction, traffic, and universal mobility can create safer environments that support both community members and local businesses to thrive.

## Policy

- a. Require future Parks and Open Space master planning to investigate how Mission's public spaces can be improved to foster growth of barrier-free outdoor programming such as walking, running, and sports.
- b. Enhance children, youth, and families' comfort and safety walking, cycling, and taking transit along priority active school travel routes with features such as landscape buffers, rest areas, shade and shelter, lighting, and other amenities that support their safety and comfort.
- c. Strengthen perceptions of community safety in public spaces by connecting natural spaces, leisure, wellness services, and parks with active transportation routes.
- d. Locate wellness services throughout Mission's neighbourhoods in walkable and compact areas supported by transit services.

## Goals

Planning supports public safety and emergency response efforts.

Hazard mitigation strategies help strengthen wildfire and disaster resilience .

## 3.8.2.

### Emergency Preparedness

The following policies relate to the provision of ongoing services that support the health, safety, and security of residents. The policies address infrastructure, partnerships, education/awareness efforts, and fire interface planning for rural areas.

## Action Items

- a. Implement the recommendations of the Community Wildfire Protection Plan, including improved fire protection and prevention in Urban Interface neighbourhoods.
- b. Promote and maintain the Fraser River Flood Preparedness and Response Plan.
- c. Site and design recreational trails to support emergency response objectives, including:
  - i. Improving hazard mitigation (e.g. creating wildfire breaks and flood protection)
  - ii. Expanding emergency access routes
- d. Enhance public safety and security through integrated land use planning and development that supports emergency and protective services.
- e. Collaborate with Fraser Health, local First Nations, and senior levels of government in responding to changing environmental conditions, assess and their projected impacts on critical infrastructure, and update physical and non-physical strategies to mitigate risks.
- f. Work with First Nations and neighbouring jurisdictions to strengthen emergency preparedness of the entire region.



## 3.8.3.

### Health and Well-being

#### Goals

The Community Wellness Strategy continues to be effectively implemented

Partnerships with healthcare providers, schools, First Nations, and community organizations all contribute towards a safer, healthier, and more inclusive Mission.

The City of Mission is committed to fostering a healthy, resilient, and inclusive community through the implementation of its Community Wellness Strategy. By aligning climate adaptation efforts, improving access to healthcare and social services, and ensuring wellness services are well-integrated with housing and transit, the City aims to enhance the overall well-being of its residents. Through collaboration with Fraser Health, Mission Public Schools, First Nations, and local organizations, Mission will advocate for essential resources, develop supportive housing, and create policies that prioritize an age-friendly community, including the needs of children, youth, families, and wellness workers.

#### Action Items

- a. Implement the Community Wellness Strategy by:
  - i. Ensuring climate adaptation and mitigation policies and actions are aligned across City departments;
  - ii. Collaborating to attract and retain healthcare and social service providers;
  - iii. Protecting employment lands and locating new employment near housing and transit services;
  - iv. Ensuring wellness services are accessible by transit;
  - v. Providing heating and cooling centres in City-owned facilities;
  - vi. Promoting tree protection and planting;
  - vii. Locating wellness services in areas supported by existing or planned community spaces, open spaces, and transit services;
  - viii. Collaborating with local nonprofits to ensure funding and development of housing for residents with complex care needs; and,
  - ix. Exploring opportunities that increase the supply of universally accessible homes.

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## Policy

- b. Collaborate with Fraser Health, Mission Public Schools, First Nations, and local community partners to develop coordinated and comprehensive initiatives that build resilience in children, youth and their families.
- c. Collaborate with the province and not-for-profit organizations to ensure adequate residential treatment and supportive recovery housing are available for people of all ages.
- d. Advocate for health resources, adequate funding, appropriate programs, and support services necessary to implement the actions in Mission's Wellness Strategy's development objectives, including:
- e. Collaborate with community partners on opportunities that provide affordable housing for Mission's wellness workers.
- f. Work with Fraser Health, the School District, and community partners to incorporate the voices of children, youth, and their families in planning, policy, and program initiatives that may impact their well-being.



## 3.8.4.

### Child Care

#### Goals

Availability of licenced childcare spaces is increased across Mission, with a focus on underserved areas

Operators have the resources and guidance needed to help expand childcare spaces

Quality childcare is a much-needed amenity that can attract families to the city. Supporting more parents to participate fully in the workforce contributes to a healthier and more stable economy. Since childcare was declared an essential service in 2020, federal and provincial governments have committed to fund and develop more affordable, licenced spaces.

An increase in licenced spaces in recent years has created a surplus of preschool aged spaces and a continued lack of quality and affordable care options for infants, toddlers, neurodiverse and school-aged children. This gap is more pronounced in areas beyond Mission's center, where in-school and facility-based programs are scarce or entirely lacking. The action items aim to address potential land use and development barriers that impact Mission's childcare space creation.

#### Action Items

- a. Create an inventory of prospective sites for licenced childcare development that are:
  - i. On lands deemed environmentally safe;
  - ii. Not located near industrial uses or major transportation routes such as highways, heavy rail lines; and,
  - iii. Slated for capital redevelopment on City lands that are underutilized and not required for other uses.
- b. Ensure City bylaws and regulations are consistent with provincial licensing requirements for care facilities to remove barriers to the creation of new childcare spaces.
- c. Leverage shared funding, planning, and development opportunities that can achieve integrated housing, childcare, and complementary community amenities.
- d. Provide childcare operators with information and support to navigate the regulatory approval processes required to open new childcare facilities (e.g. Dedicated City staff contact, fee exemptions, etc.).



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- e. Prioritize the development and provision of licenced childcare to respond to community needs in appropriate locations throughout the city that:
  - i. Provide convenient access for families (e.g. close to employment lands, schools, and dense residential areas); and,
  - ii. Offer opportunities to integrate adjacent uses to enhance services and supports (e.g. libraries, parks, etc.).







# 04 Implementation

# Draft for Public Engagement



## Implementation

# Introduction

This section outlines how the Official Community Plan should be implemented.

This includes recommendations for further inter-departmental collaboration, transition between OCP adoption and Zoning Bylaw updates, and overall monitoring and reporting approaches for ensuring longer-term OCP applicability and successful implementation.

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## 4.1.

# Implementing Actions

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### 4.1.1.

## Action Items

Action items for the City have been identified at the beginning of policy sections throughout the OCP. These action items highlight a range of initiatives that will facilitate OCP implementation. The chart below collects all these action items in one place, creating a task list for the City to address over the lifespan of the OCP.

To ensure effective implementation of these initiatives, the following guidelines should be followed.

- a. Work collaboratively across departments to ensure implementation of these action items.
- b. Use Council's Strategic Plan to guide prioritization of action item implementation.
- c. Require this action item list to be reviewed and revised at least once per Council term.

### Table 2: Action Item Prioritization Matrix

[illegible]

## 4.1.2.

### Inter-Departmental Collaboration

Effective implementation of the OCP requires effective collaboration across the entire City Administration. Communicating clearly and frequently about key decision-making related to topics the OCP considers will help ensure that Mission continues to grow in a coordinated, efficient, and effective manner.

#### Action Items

- a. Review departmental work plans and identify if updates are required to conform with the OCP.
- b. Develop a process for conducting periodic reviews of alignment between the OCP, department work plans, and emerging City issues.
- c. Incorporate OCP Action Items into City-wide asset management processes to ensure appropriate consideration for how these actions fit into broader City commitments.

#### Policy

- d. Align key decision-making with the OCP and relevant departmental work plans.
- e. Collaborate across City departments to ensure implementation of the OCP.
- f. Use the OCP as a guide for all departments to inform their workplans and priorities.



**4.2.**

## **OCP Interpretation**



## 4.2.1.

### OCP Transition

Implementation of the OCP requires an aligned planning framework that reflects the OCP's goals and objectives. The following actions will help guide the City as it transitions towards fully implementing the functional elements of the OCP across all planning documents.

#### Action Items

- a. Conduct a targeted update of the Zoning Bylaw to implement the direction of this OCP.
- b. Issue permits under old zones provided they comply with all requirements of the OCP.
- c. Review neighbourhood plans to ensure their functional status and alignment with the OCP.
- d. Update or rescind neighbourhood plans as necessary to comply with the OCP.
- e. Reference the OCP and its goals and policies in strategic plans, budget presentations, and other administrative submissions to Council as appropriate.
- f. Require in-progress amendments to statutory plans and the Zoning Bylaw to be revised to align with this OCP if their date of approval is more than two years after the adoption of this OCP.



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## 4.2.2.

### OCP Amendments

While the OCP is not intended to be amended often, and Council has expressed their intention to not consider any amendments to the OCP within the first two years of its adoption, there may be instances where specific opportunities or significant changes in the City warrant consideration of an amendment to the OCP. Similarly, as priorities shift over time or emerging issues change the ways Mission wishes to regulate land use planning, amendments to the OCP may become necessary.

The Guiding Principles of the OCP should be used to provide a baseline analysis on the appropriateness of a proposed OCP amendment. While additional information and context for individual applications should be considered on a case-by-case basis, adherence to the guiding principles will ensure any proposed amendment helps contribute to, rather than diminish, successful OCP implementation.

#### **Commitment to Reconciliation**

*Does the proposed amendment...*

- Help the City continue to work with local First Nations to advance Reconciliation?

#### **Connected & Active Public Places**

*Does the proposed amendment...*

- Provide more opportunities to meet recreation and park needs through an integrated network of green spaces and active mobility infrastructure?
- Help will make us healthier and happier for future generations?

#### **Economic Growth & Opportunity**

*Does the proposed amendment...*

- Ensure economic growth provides the chance for all Missionites to benefit?
- Expand employment and education opportunities?
- Reflect an open-for-business attitude?
- Harness partnerships for economic prosperity that will drive Mission's growth?

#### **Vibrant Culture & Respected History**

*Does the proposed amendment...*

- Build on Mission's existing arts, culture, and rich community history assets?
- Further expand theatre, art, dance, libraries, and other cultural pillars?
- Enrich Mission by preserving, telling, and amplifying our stories?
- Make Mission's unique character resonate with all who call here home?

#### **Valued & Protected Natural Spaces**

*Does the proposed amendment...*

- Ensure Mission's beloved nature is enhanced and expanded throughout the City?
- Better protect our natural spaces?
- Expand access to our natural spaces where appropriate?

#### **A Caring, Connected Community**

*Does the proposed amendment...*

- Foster a caring community that provides the resources and supports our residents need?
- Ensure new growth helps support local businesses and schools?
- Foster complete communities city-wide?

#### **Attainable Housing for All**

*Does the proposed amendment...*

- Support more housing choice?
- Help create more housing affordability?
- Enhance our standing as a place where everyone can find and afford their Mission?

## 4.3.

# Monitoring Progress

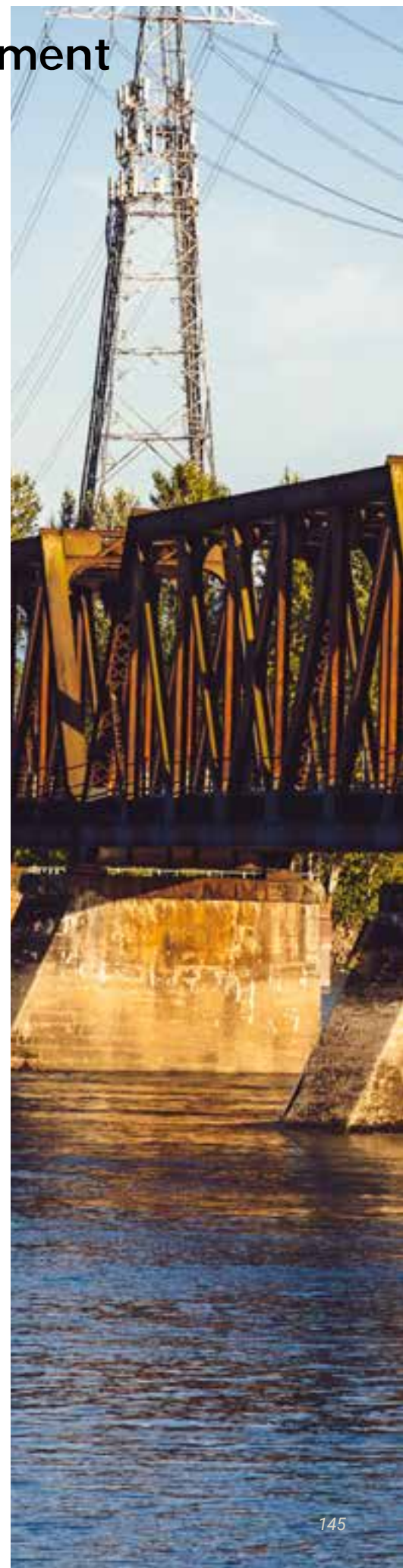
Regular monitoring of indicators is a useful tactic for ensuring the OCP is effectively managing growth and change in Mission.

Reporting back to Council on key indicator performance as well as alignment and effectiveness at achieving Council's Strategic Plan key performance indicators will allow for informed decision-making around what is and isn't working in the OCP.



## Policies

- a. Monitor and review the OCP through an annual report prepared by City Administration for Council review.
- b. Use Council's Strategic Plan as a baseline set of key performance indicators against which to evaluate OCP performance.
- c. Potential additional indicators could include the following:
  - i. Mission population (increasing)
  - ii. Ratio of rental units to owner-occupied units (increasing)
  - iii. Residential mix (increasing)
  - iv. New one-bedroom residential units (increasing)
  - v. Assessed value of non-residential uses (increasing)
  - vi. Percentage of population living within 400 metres of a transit stop (increasing)
  - vii. Percentage of commuters by active transportation (increasing)
  - viii. Percentage of commuters by transit (increasing)
  - ix. Percentage of roads with sidewalks (increasing)
  - x. Amount of park space per person (stable with pace of growth)
  - xi. Percentage of people within 500 metres of a park (increasing)
  - xii. Number of listed heritage buildings (stable or increasing)
  - xiii. Number of trees planted by the City (increasing)
- d. Should an indicator highlighted in b) or c) identify a deficiency in the OCP, propose recommended changes as part of this reporting process and present them to Council for direction.





# 05 Appendices

# Draft for Public Engagement

## **Appendix A.**

# **Glossary**

<b>Active Transportation</b>	Active transportation refers to walking, rolling, or biking to get around. Any mode of travel where people are moving themselves, sometimes with the help of a small mobility device.
<b>Affordable Housing</b>	Affordability is a measure of a household's ability to pay for housing – it relates the cost of housing to household income. Housing is considered to be affordable when it comprises 30 per cent or less of a household's total income before taxes.
<b>Amenities</b>	Amenities includes a range of places and facilities such as libraries, recreation centres, parks, plazas, childcare facilities, corner stores, public wifi, and bike share facilities. Amenities make living in the city easier and more enjoyable.
<b>Amenity Contribution Charges</b>	A voluntary financial contribution. It applies to all new residential development that requires rezoning – even if you're just redeveloping a single lot – in order to ensure new amenities are provided as the community grows.
<b>Asset Management</b>	A systematic process of maintaining, upgrading, and operating physical assets cost-effectively. It provides tools to facilitate a more organized, logical approach to decision-making, providing a framework for handling both short and long range planning.
<b>Bear Aware</b>	Bear Aware is a BC program educating residents on minimizing human-bear conflicts by securing attractants like garbage and fruit trees. It promotes coexistence through community outreach and best practices. Many municipalities participate in this initiative to reduce bear encounters.
<b>Business Improvement Area</b>	BIAs are specially funded business districts, managed by non-profit groups of property owners and business tenants whose goal is to promote and improve their business district.
<b>Climate Change Adaptation</b>	The process of adjusting to current or expected climate change and its effects.
<b>Community Benefits</b>	Community benefits are amenities or services provided by a development, such as parks, childcare spaces, or public art. BC municipalities secure these through density bonusing, Community Amenity Contributions, or direct agreements. These benefits help offset the impacts of new development.



<b>Complete Community</b>	Complete communities include all of the resources to meet most residents' daily needs – shops, restaurants, flexible work spaces, internet, community services, housing, transit, schools, parks, and other features. These highly walkable neighbourhoods support better livability – they have less reliance on cars, support better physical health, and provide a range of housing options for a diverse mix of people. These neighbourhoods also provide more opportunities for social interaction as people meet and connect on the street, at their favourite coffee shop, local playground, and during everyday activities like walking to get groceries.
<b>Complete Streets</b>	Complete Streets are designed to safely accommodate all users, including pedestrians, cyclists, and transit riders. BC municipalities implement these streets to support multi-modal transportation. Features may include bike lanes, wider sidewalks, and improved transit access.
<b>Connectivity</b>	Refers to how well people, places, or ecosystems are connected within a region, city or neighbourhood.
<b>Crime Prevention Through Environmental Design (CPTED)</b>	<p>CPTED is a multi-disciplinary approach for reducing crime and fear of crime. CPTED strategies include architecture and urban planning design approaches that aim to reduce victimization, deter offender decisions that precede criminal acts, and build a sense of community among inhabitants.</p> <p>First Generation CPTED focused on the four principles of: sense of informal ownership over public spaces by residents; natural surveillance or “eyes on the street”; physical condition and maintenance of properties; and control of access into properties.</p> <p>Second Generation CPTED focuses on social concepts and small-scale environments, and also includes principles of: social cohesion; community culture; physical connectivity; and threshold capacity, which is the idea of creating rich and genuine diversity within the build environment where residents can socialize, shop, and recreate together.</p>
<b>Cultural Heritage</b>	Tangible heritage (physical artifacts like buildings, monuments, and collections of objects; or preserving and restoring buildings and monuments) and intangible or living heritage (such as oral traditions, performing arts, rituals, celebrations, practices that express culture inherited from ancestors and passed on to descendants).
<b>Density Bonus</b>	An increase in the allowable density of development in exchange for community benefits, including amenities, affordable housing or development with a low environmental impact, provided by the developer

<b>Development Cost Charges</b>	A levy on new development to pay for new or expanded infrastructure such as sewer, water, drainage, parks, roads, solid waste and recycling facilities, fire protection facilities, and police facilities necessary to adequately service the demands of that new development.
<b>Development Permit Area</b>	A Development Permit Area (DPA) is a designated zone requiring special approvals for construction due to environmental, aesthetic, or hazard-related concerns. BC municipalities use DPAs to regulate sensitive lands, historic sites, or commercial districts. Development in these areas must meet specified guidelines before proceeding.
<b>Employment Lands</b>	Privately and publicly owned properties that support institutional, industrial, commercial retail and office uses, and other land uses that employ people in a variety of jobs and a diversity of sectors (e.g. manufacturing, retail sales, professional services, education, and research)
<b>Environmentally Sensitive Areas</b>	Lands with high ecological value, such as wildlife habitats, wetlands, and old-growth forests. BC municipalities designate them to guide development away from sensitive ecosystems. Regulations may limit or require mitigation for construction in these areas.
<b>Floor Space Ratio</b>	Floor Space Ratio (FSR) is the ratio of a building's total floor area to the lot size, determining density. Higher FSR allows more floor space, influencing building height and bulk. BC municipalities use FSR to regulate development intensity.
<b>Green Infrastructure</b>	The natural vegetation, soils, water, and bio-engineered solutions that collectively provide society with a broad array of products and services that are crucial to health and livability.
<b>Housing Affordability</b>	Housing is considered affordable if a household spends no more than 30% of its gross income on shelter costs. In BC, high housing costs have led to policy interventions supporting affordable rental and ownership options. Municipalities implement zoning and funding strategies to address affordability.
<b>Housing Continuum</b>	The housing continuum illustrates the range of housing options from emergency shelters to market homeownership. BC's housing policies address gaps in this continuum by supporting social housing, rentals, and ownership pathways. The goal is to ensure all residents have suitable housing options.

<b>Inclusionary Zoning</b>	Inclusionary zoning requires developers to include affordable housing units in new residential projects. BC recently enabled this tool to increase below-market housing without requiring rezoning. It ensures that market-driven developments contribute to housing affordability.
<b>Land Use Designation</b>	Land use designation classifies areas for specific purposes—residential, commercial, industrial, agricultural, or recreational—within an Official Community Plan. Unlike zoning, it provides broad guidance for future development. BC municipalities use these designations to manage long-term growth.
<b>Licensed Child Care</b>	Licensed child care in BC operates under the Community Care and Assisted Living Act, meeting provincial health, safety, and staff qualification standards. It includes group daycare, preschools, and in-home multi-child care, regulated by health authorities.
<b>Live/Work Units</b>	Live/work units combine residential and workspace functions, often for entrepreneurs, artists, or small businesses. BC zoning allows these units in designated areas to support flexible, home-based employment. They blend housing with economic activity in a single property.
<b>Mixed Use Development</b>	Mixed-use development integrates residential, commercial, and sometimes office or cultural spaces within the same area. It promotes walkability and reduces commuting by clustering daily needs together.
<b>Natural Asset Management</b>	Natural asset management involves inventorying, maintaining, and integrating natural ecosystems into municipal planning as infrastructure. This approach recognizes that green spaces, watersheds, and wetlands provide services like flood control and water purification. BC communities use it to enhance sustainability and reduce infrastructure costs.
<b>Natural Assets</b>	Natural assets are ecosystems like forests, wetlands, and aquifers that provide valuable services such as water filtration, stormwater management, and climate regulation. BC municipalities are increasingly managing these assets alongside traditional infrastructure. Protecting natural assets reduces costs and enhances community resilience.
<b>Neighbourhood Centre</b>	A neighbourhood centre is a compact, mixed-use hub within a residential area that provides shops, services, and transit access. It promotes walkability and community interaction while offering daily essentials close to homes. BC municipalities use this concept to create complete, livable communities.

<b>Pedestrian-Oriented Development</b>	Pedestrian-oriented development prioritizes walking by creating compact, mixed-use environments with safe, engaging streetscapes. BC municipalities promote this approach to reduce car dependence and enhance urban vibrancy. Features include narrow streets, active frontages, and connected pathways.
<b>Protected Natural Assets</b>	Parcels of land or portions thereof that have or could achieve attributes conducive to the retention or creation of terrestrial or aquatic habitat, including Critical Habitat; wetlands, headwaters, water retention or recharge areas; and other ecological, Natural Capital or connectivity functions. PNAs include 'environmentally sensitive areas' (ESA), but may physically extend beyond ESA boundaries. PNAs may be assessed for suitable, low-impact uses, such as walking trails and recreation, solely at the District's discretion.
<b>Public Realm</b>	Public realm has a broader meaning than "public space", as it also includes privately owned public spaces, and the building façades, storefronts, displays, and patios that shape the experience of public spaces. It also incorporates streetscape elements such as street furniture, lighting, public art, and distinctive sidewalk treatments. Generally everything that can be seen and experienced at pedestrian eye level. The sum of these parts contributes to the public realm, and the overall experience and attractiveness of a public space.
<b>Riparian Areas</b>	Riparian areas are the vegetated lands adjacent to streams, rivers, and lakes that provide critical ecological functions like erosion control, water filtration, and habitat for fish and wildlife. BC's Riparian Areas Protection Regulation mandates setbacks for development to protect these zones. They play a key role in watershed health and biodiversity.
<b>Small-Scale Multi-Unit Housing</b>	Small-scale multi-unit housing (SSMUH) includes gentle infill housing types like duplexes, triplexes, fourplexes, and townhomes. BC's recent zoning reforms allow these in traditionally single-family areas to increase housing diversity. They help bridge the gap between detached homes and high-density apartments.
<b>Social Infrastructure</b>	Physical spaces, services, or programs, and the networks across and within physical and social spaces where people come together.
<b>Stormwater</b>	Rainwater which has landed in an urban area and begun to flow across hard surfaces, usually quite polluted.
<b>Transit-Oriented Area</b>	Transit-oriented areas (TOAs) are high-density, mixed-use zones around major public transit stations. BC's legislation supports TOAs to encourage walking, cycling, and transit use while reducing car dependency. They typically include apartments, offices, and amenities within walking distance of transit hubs.



<b>Urban Agriculture</b>	A broad term denoting the subsistence and/or commercial production of fruits, vegetables, mushrooms, herbs, livestock, meat, eggs, milk, honey, and other raw agricultural products within towns and cities, grown for personal consumption, sale, donation, or educational uses.
<b>Urban Growth Boundary</b>	An urban growth boundary (UGB) is a planning tool that defines the outer limits of urban expansion. BC municipalities use UGBs to protect farmland, manage infrastructure costs, and direct growth inward. Land outside the boundary remains rural or agricultural.
<b>Zoning Bylaw</b>	A zoning bylaw regulates land use, density, building height, and site design for each parcel within a municipality. In BC, zoning ensures orderly development and aligns with Official Community Plans. Property owners must comply with zoning rules unless granted a variance or rezoning.

## **Appendix B.**

# **Maps**



**Draft**

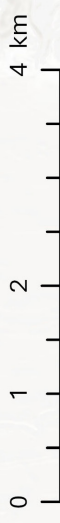
**Schedule 01a**  
**Land Use Concept**

**Legend:**

- Land Use Zones:**
  - Downtown
  - Neighbourhood Centre
  - Commercial
  - Employment/ Major Commercial
  - Employment
  - Extractive Resource
  - Health and Wellness District
  - Institutional
  - Mid-Rise Residential
  - Urban Residential
  - Suburban Residential
  - Rural Residential
  - Rural
  - Agriculture
  - Parks and Open Space
  - Park and First Nation Land
  - Municipal Forest
  - Protected Natural Assets
  - Central Neighbourhood Plan
  - Silverdale Comprehensive Planning Area
  - Waterfront Comprehensive Planning Area
- Infrastructure:**
  - Road Centreline
  - Streams
  - Waterbodies
  - First Nations
  - Future Bridge Area
  - Municipal Boundary
  - Urban Growth Boundary

**Scale:** 0 1 2 4 km

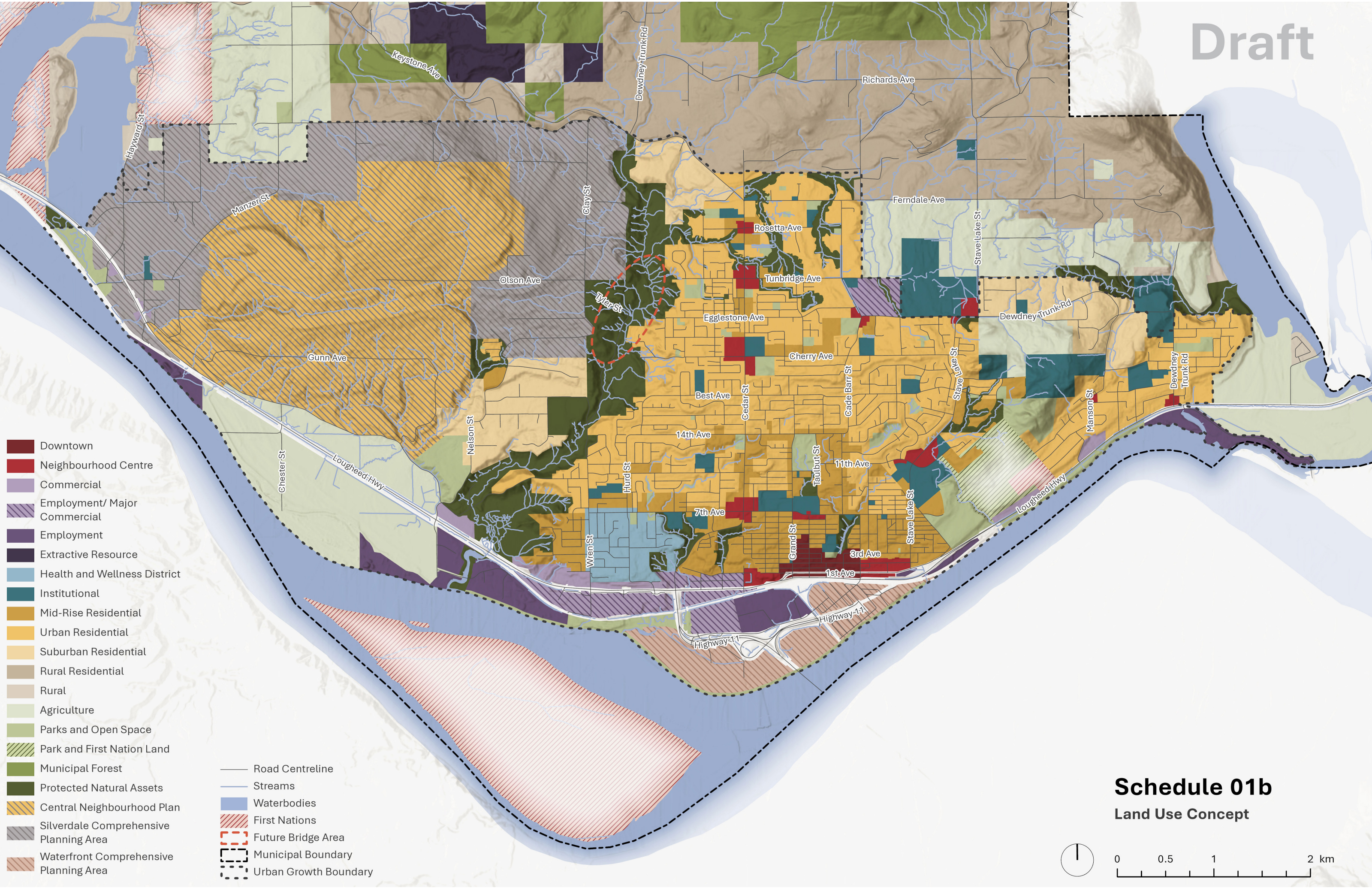
## Land Use Concept



- Road Centreline  
Streams  
Waterbodies  
First Nations  
Future Bridge Area  
Municipal Boundary  
Urban Growth Boundary

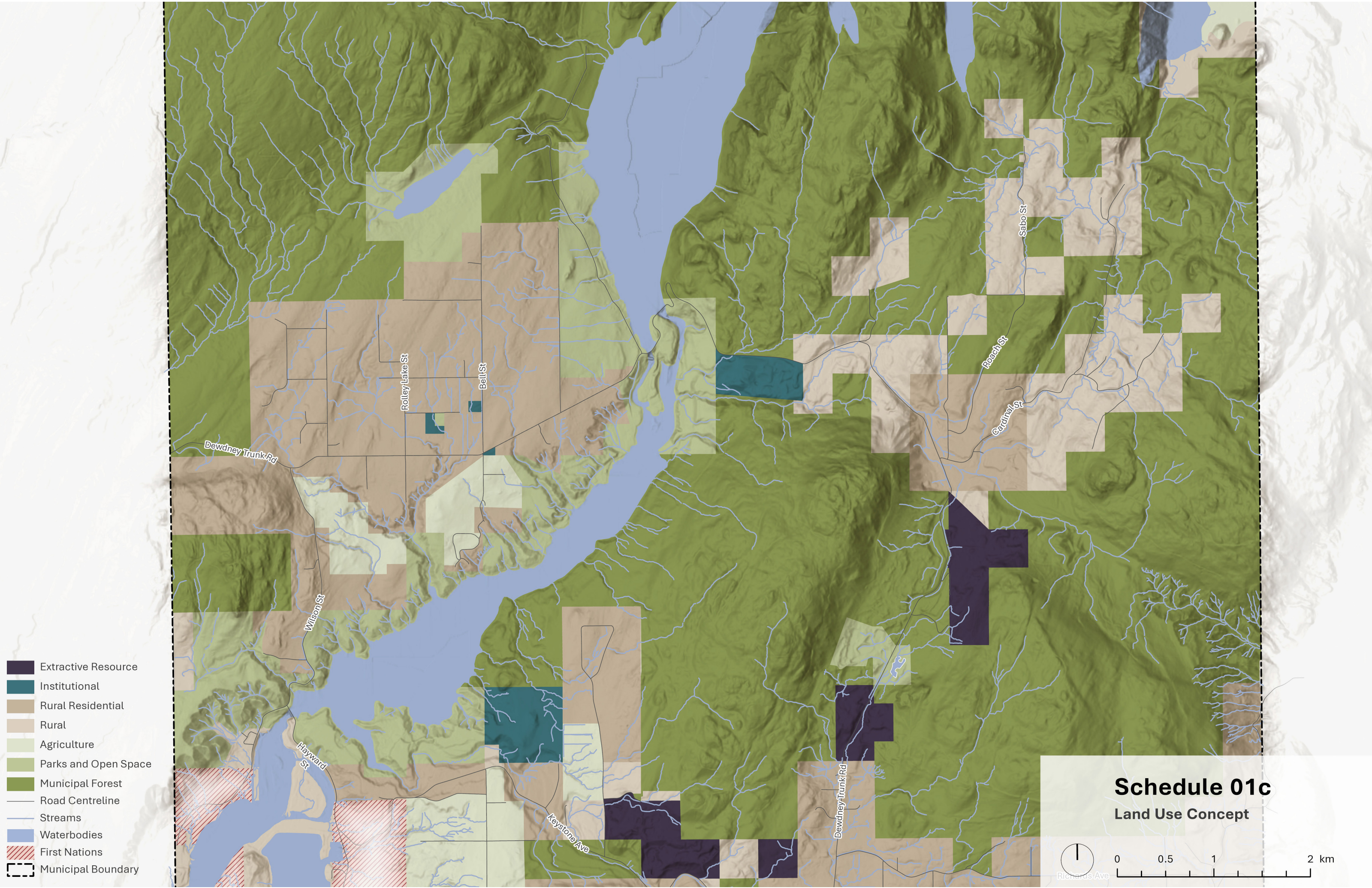


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**Schedule 01b**  
Land Use Concept







- Extractive Resource
- Institutional
- Rural Residential
- Rural
- Agriculture
- Parks and Open Space
- Municipal Forest
- Road Centreline
- Streams
- Waterbodies
- First Nations
- Municipal Boundary

### Schedule 01c

Land Use Concept



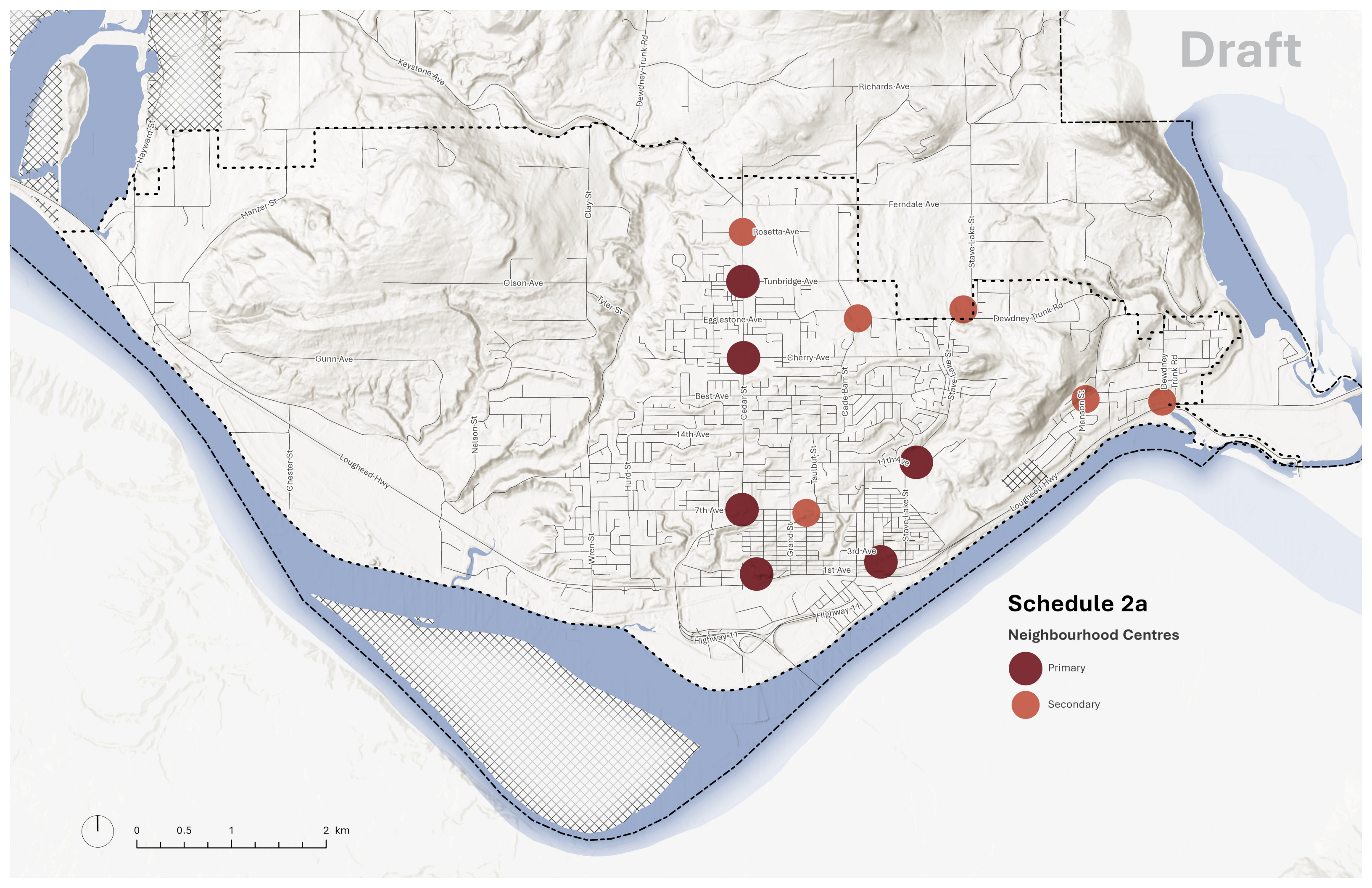
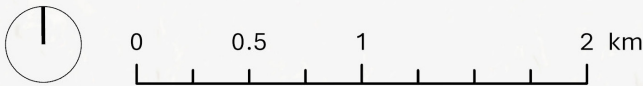


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Schedule 2a

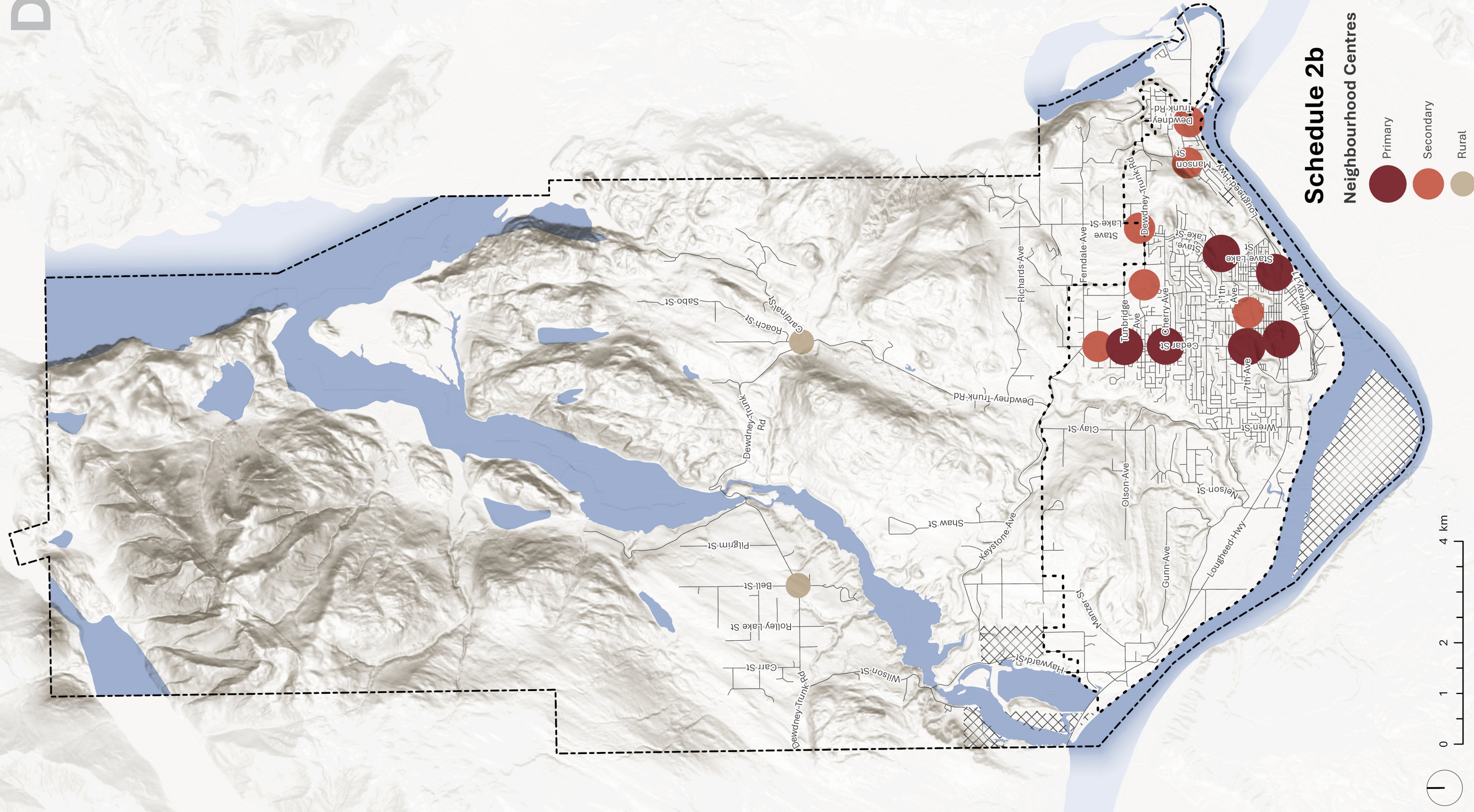
Neighbourhood Centres

- Primary
- Secondary



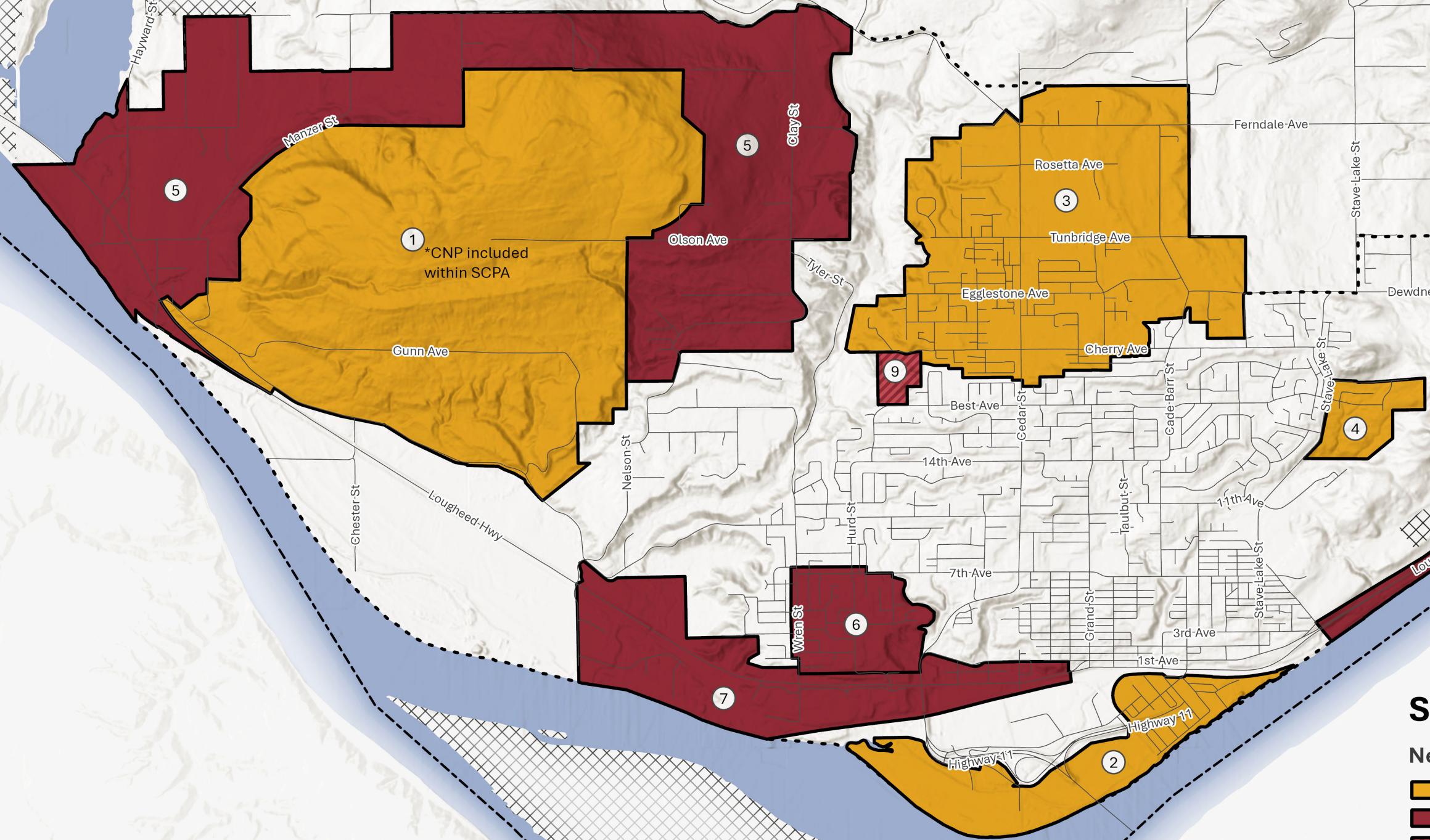


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## Schedule 03

### Neighbourhood Plans

- Existing
- Future
- Special Study Area

### Planning Area Names

- 1 - Central Neighbourhood Plan
- 2 - Waterfront Comprehensive Planning Area
- 3 - Cedar Valley Plan Local Area Plan
- 4 - Stave Heights Plan Neighbourhood Plan
- 5 - Silverdale Comprehensive Planning Areas (East + West NP's)
- 6 - Health and Wellness District
- 7 - Lougheed West
- 8 - Lougheed East
- 9 - Cherry Avenue Extension



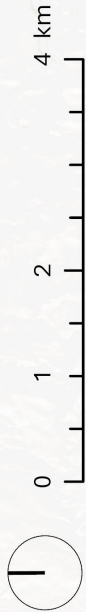
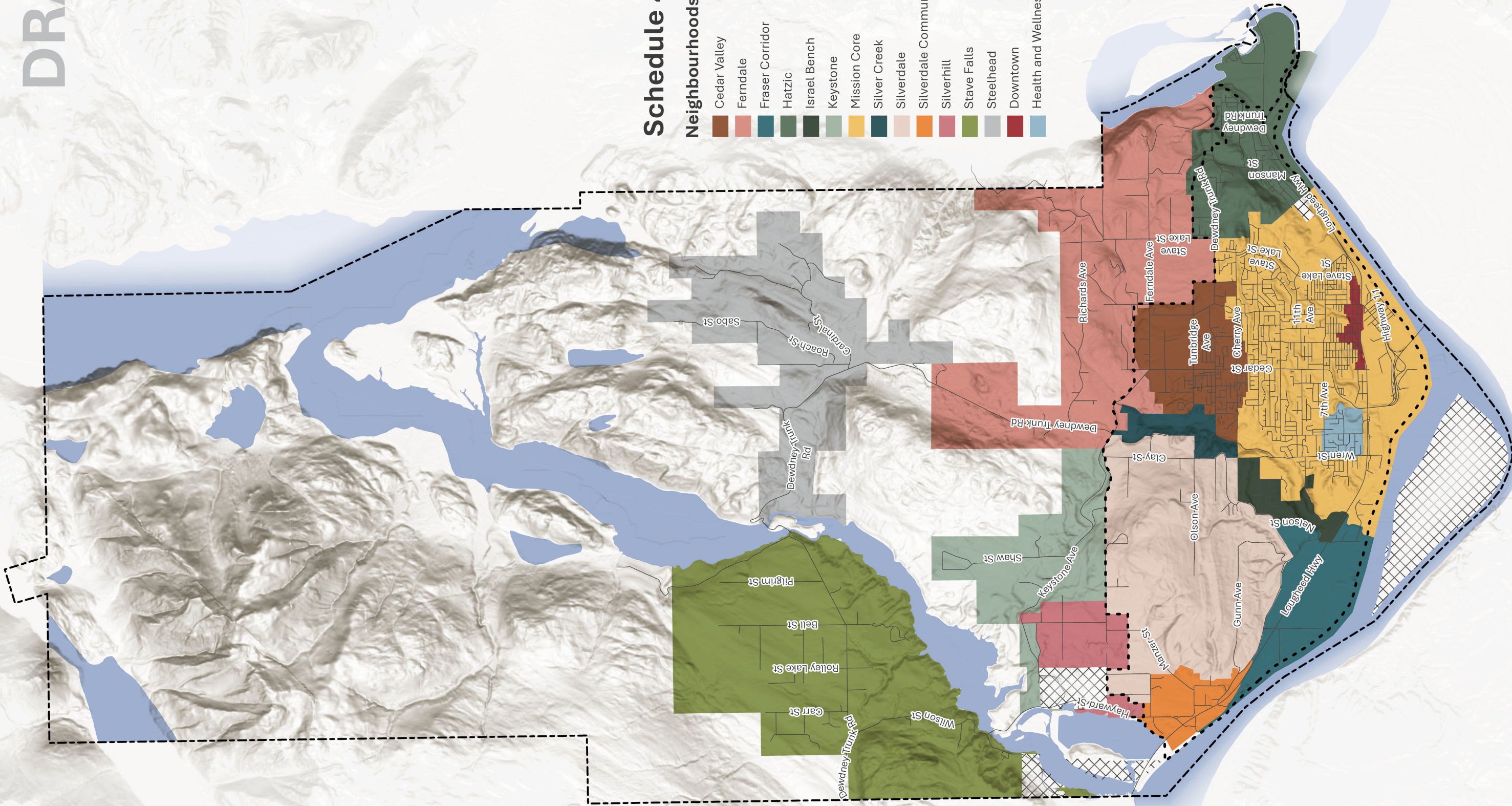


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# Schedule 4

## Neighbourhoods

- Cedar Valley
- Ferndale
- Fraser Corridor
- Hatzic
- Israel Bench
- Keystone
- Mission Core
- Silver Creek
- Silverdale
- Silverdale Community
- Silverhill
- Stave Falls
- Steelhead
- Downtown
- Health and Wellness District



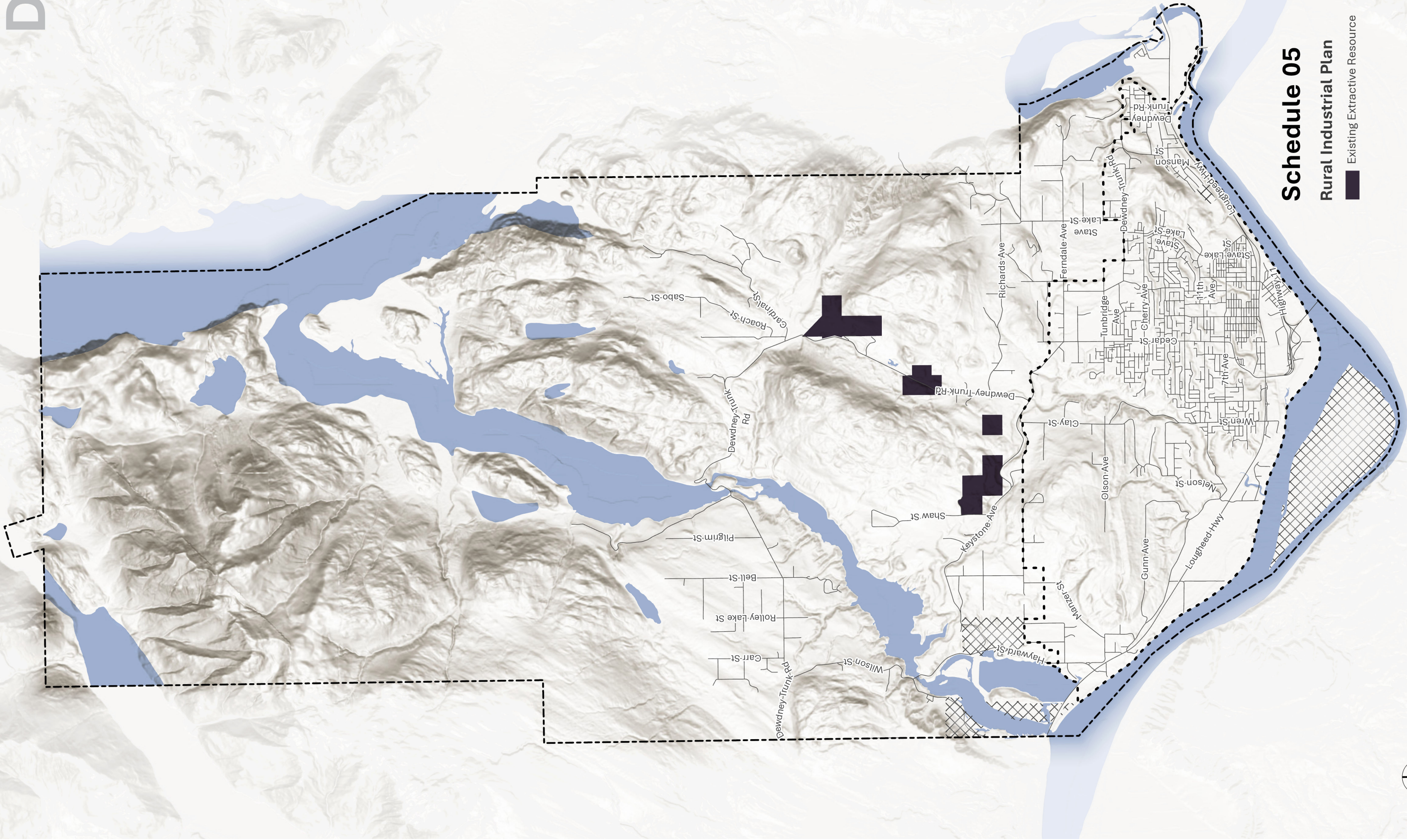
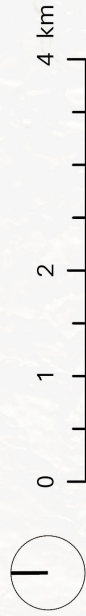


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Schedule 05

Rural Industrial Plan

Existing Extractive Resource

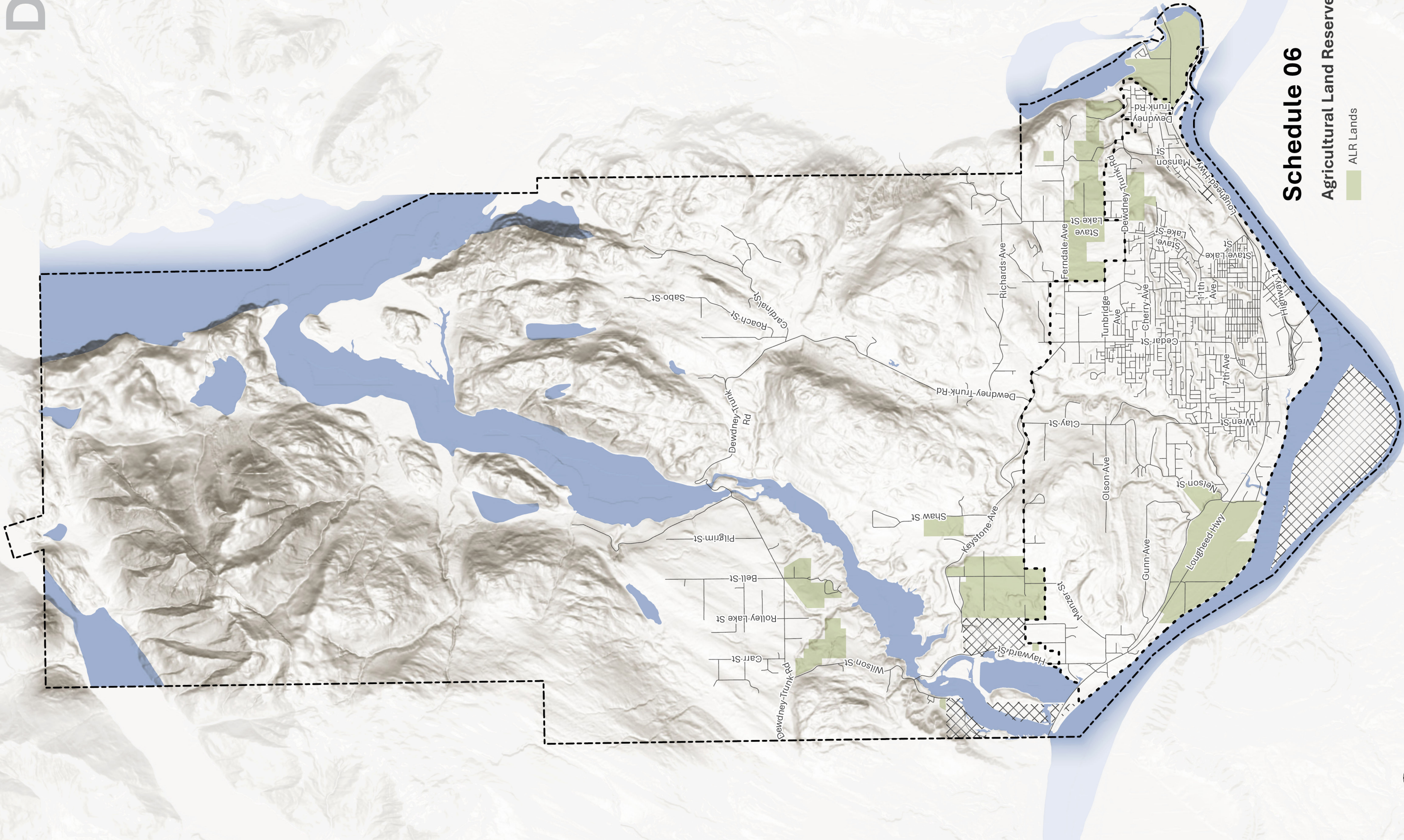
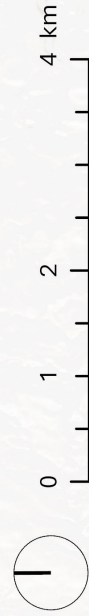




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**Schedule 06**  
Agricultural Land Reserve

ALR Lands



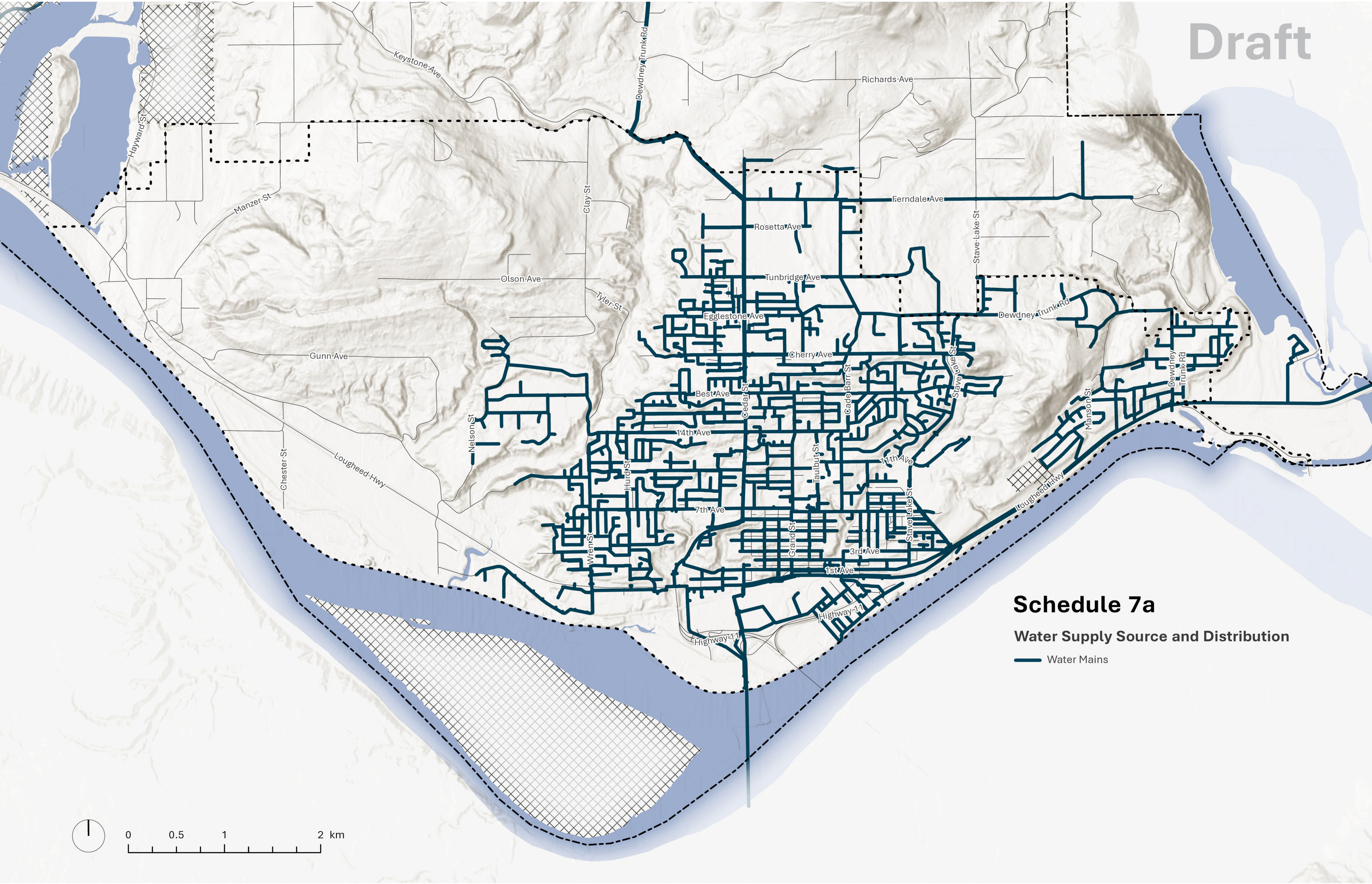
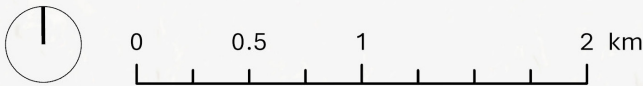


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Schedule 7a

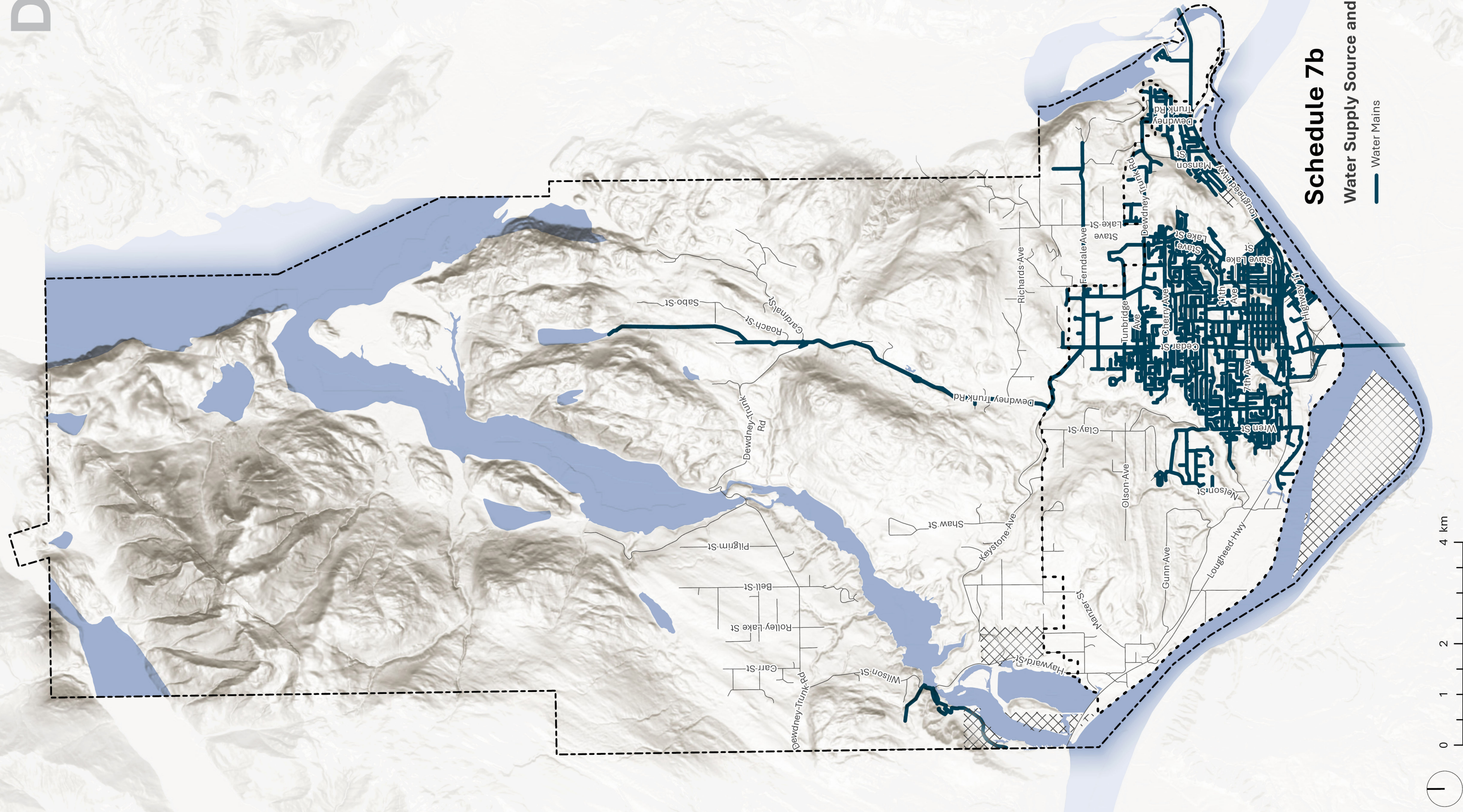
Water Supply Source and Distribution

Water Mains





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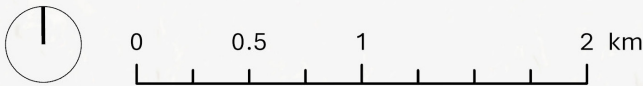


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Schedule 08

Sanitary Sewers

— Sewer Mains



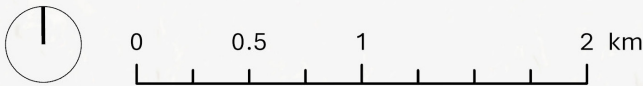


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Schedule 9a

Stormwater System

- Drainage Mains
- Drainage Creek
- Drainage Ditch



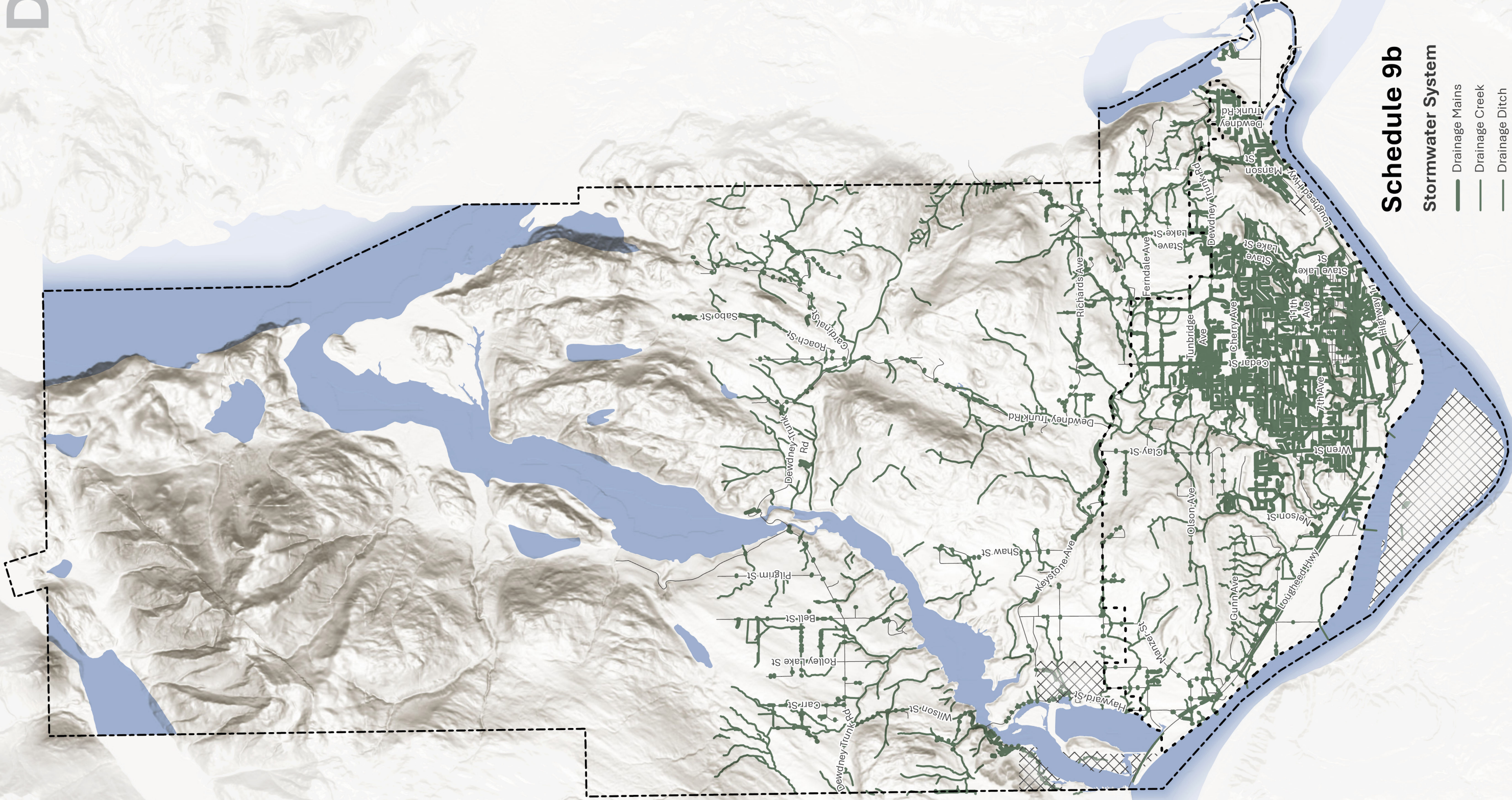
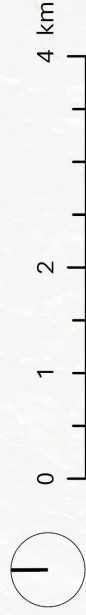


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## Schedule 9b

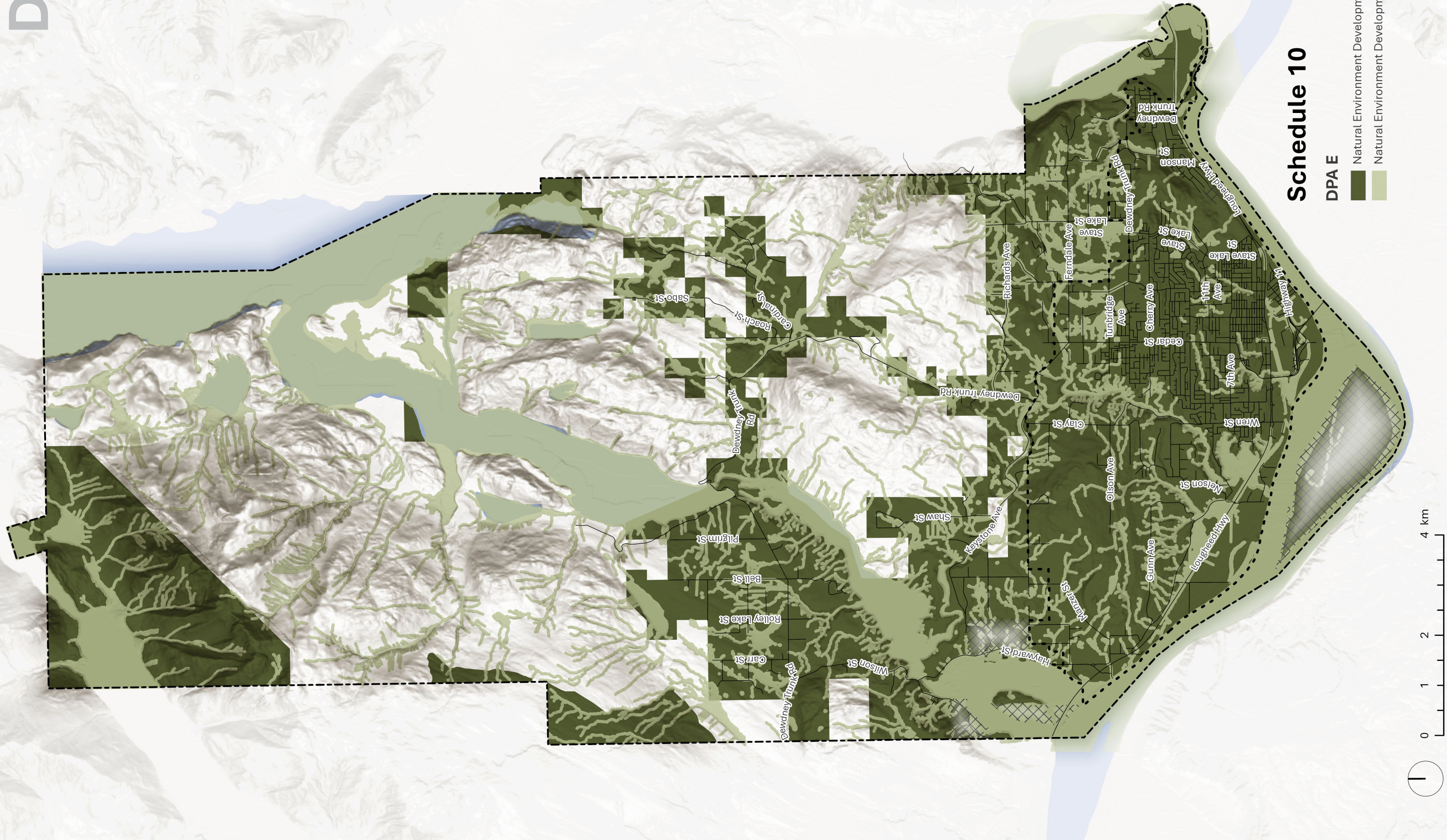
### Stormwater System

- Drainage Mains
- Drainage Creek
- Drainage Ditch





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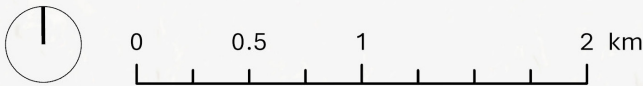


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Schedule 11

DPA F

- Fraser River Development Permit Area
- Flood Exemption Areas



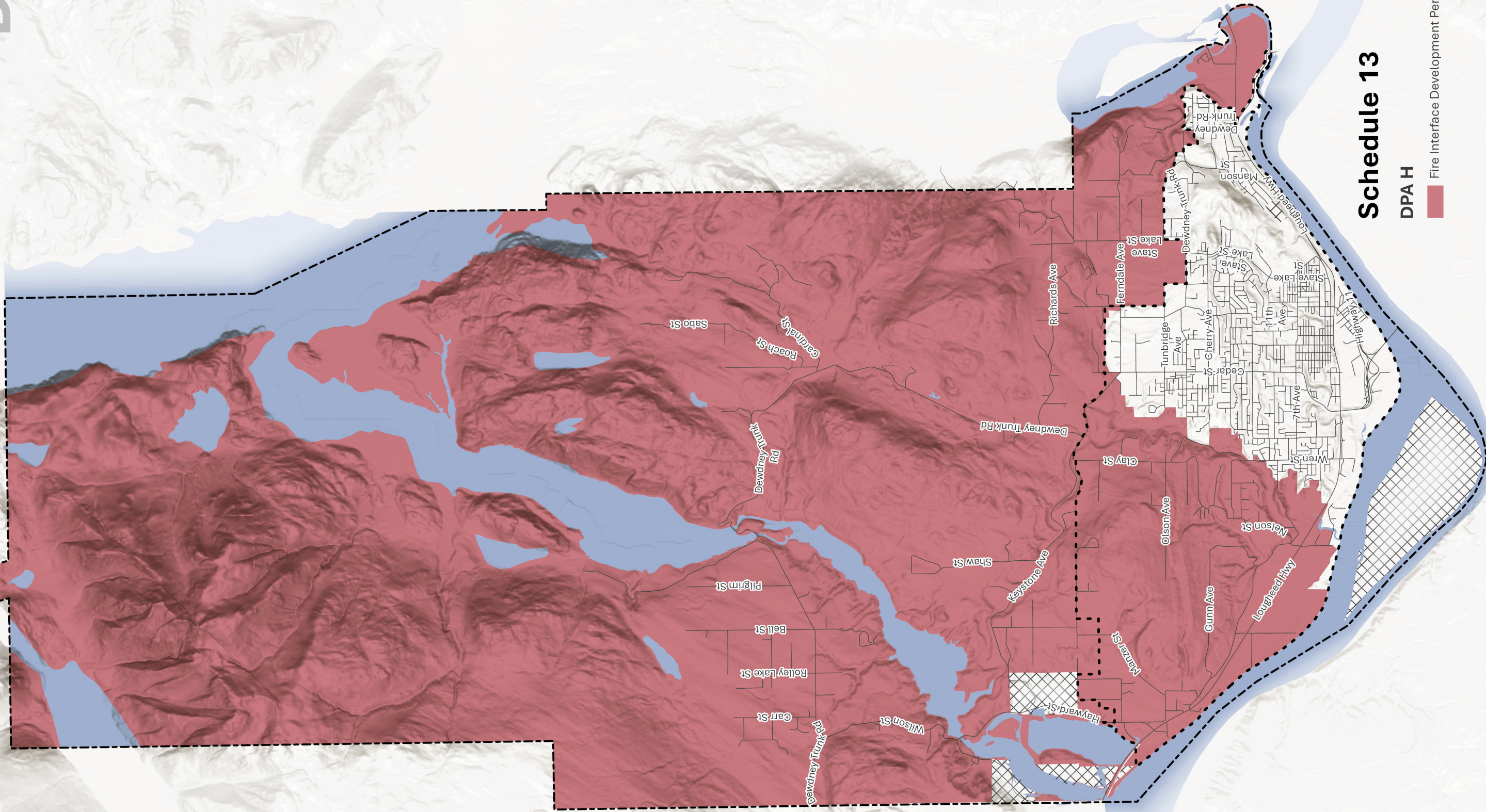


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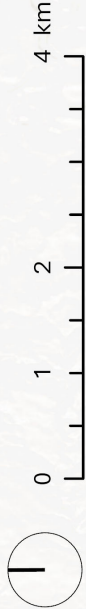
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### Schedule 13

DPA H

Fire Interface Development Permit Area



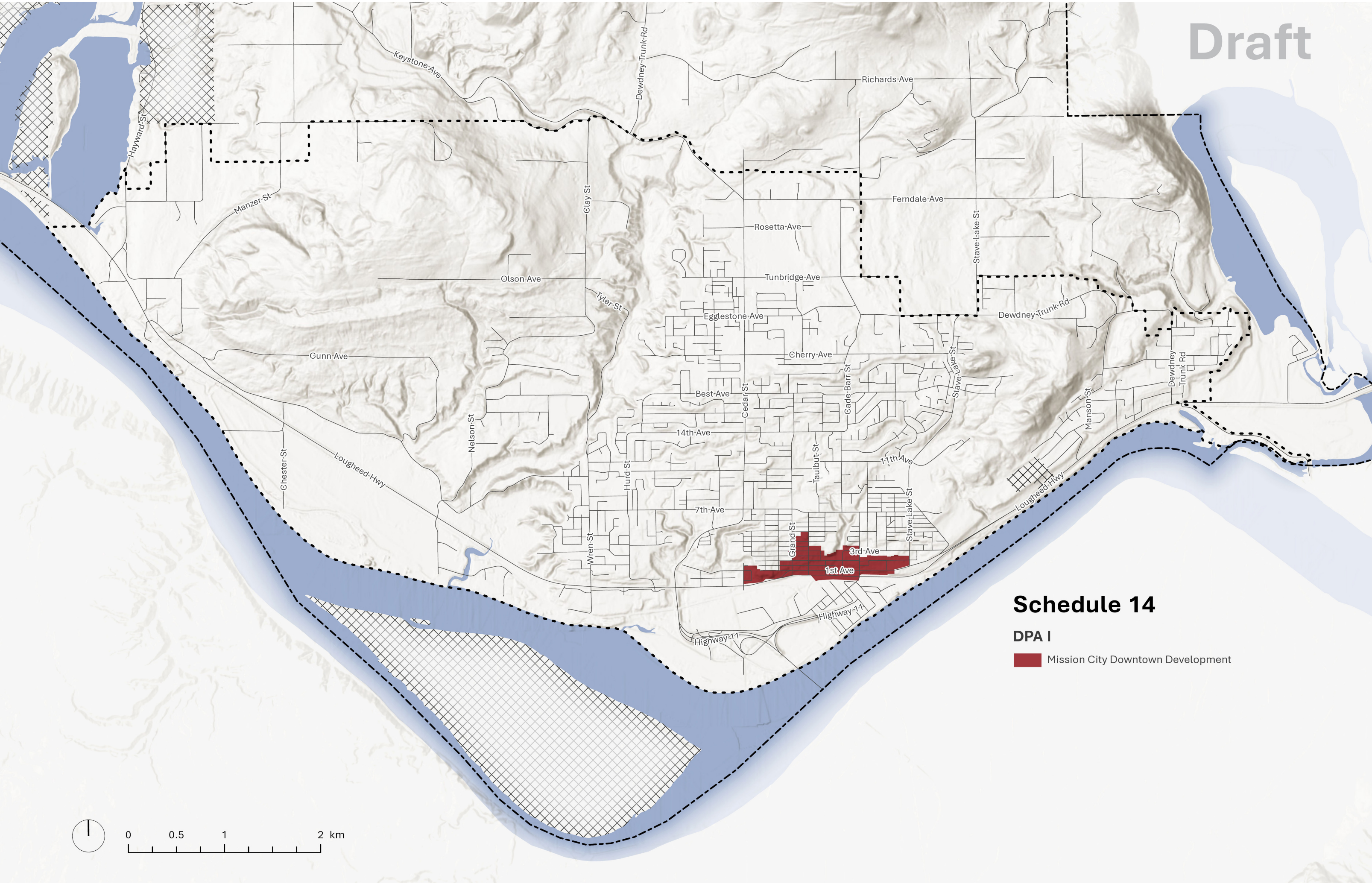
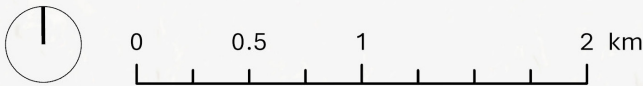


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Schedule 14

DPA I

Mission City Downtown Development





# Draft for Public Engagement