AGENDA - REGULAR COUNCIL MEETING

May 20, 2025, 6:00 p.m.
Council Chambers
8645 Stave Lake Street, Mission, BC

Pages

1. CALL TO ORDER

2. ADOPTION OF AGENDA

3. PRESENTATIONS

   a. **Certificate of Appreciation - Erika Duplissie**
   Mayor Horn and Chris Gruenwald, Director of Forestry, presenting Erika Duplissie, Forestry Administrative Assistant, with a certificate of appreciation for her dedicated years of service to the City of Mission.

4. DELEGATIONS

   a. **Opening Nite Theatre Society** 6
   Re: Update on the Opening Nite Theatre Society

5. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

6. DEVELOPMENT SERVICES

   a. **Official Community Plan Bylaw 6350-2025 - Third Reading Report** 7
   RECOMMENDATIONS:

      1. That Official Community Plan (OCP) Bylaw 6350-2025 be considered for third reading as amended; and
      2. That OCP Bylaw 6350-2025 be considered for adoption subject to the Bylaw receiving third reading.

b. **Development Application – 34159 Kirkpatrick Avenue** 217

RECOMMENDATIONS:

1. That draft Zoning Amending Bylaw 6357-2025-5949(189) to rezone 34159 Kirkpatrick Avenue from Rural Residential 7 Zone (RR7) to Rural Residential 7 Secondary Dwelling Zone (RR7s) be considered for first and second readings; and
2. That draft Zoning Amending Bylaw 6357-2025-5949(189) be considered for third reading.

c. **Possible Amendments to Zoning Bylaw 5949-2020 to Change Townhouse Zoning** 223

RECOMMENDATIONS:

1. That Council provide direction on amendments to Zoning Bylaw 5949-2020 to improve townhouse development by selecting one of the following options:
   a. Option 1: No change to existing townhouse regulations;
   b. Option 2: Adjust the existing Multi-unit Townhouse One Zone (MT1); or
   c. Option 3: Create an additional townhouse zone, with the potential to adjust the existing MT1 Zone; and
2. That Council direct staff to prepare draft amendments to the Bylaw based on the chosen option and initiate the public engagement process.

7. CORPORATE ADMINISTRATION AND FINANCE

a. **Youth Hub of Services Update** 231

This report is provided for information. No staff recommendation accompanies this report and Council action is not needed.

b. **Council Appointments to the Youth Voice Committee** 247

RECOMMENDATION:

That Councillor Gill be appointed as the alternate Council representative to the Youth Voice Committee in place of Councillor Elias.

c. Accessibility, Inclusion and Diversity Committee – Response to Council Referrals 249

RECOMMENDATIONS:

That Council receive the following recommendations from the Accessibility, Inclusion and Diversity Committee:

1. The Committee does not recommend the purchase of adaptive mountain bikes for public use, due to more urgent priorities and the need for further data on public interest and implementation feasibility; and
2. That Council prioritize accessibility improvements to parks and playgrounds following the completion of facility audits.

d. Street Naming Policy Amendment 251

RECOMMENDATIONS:

1. That Street Naming Policy STR.28 be amended to include new street names for immediate use as shown in Attachment A to the report from the Corporate Officer dated May 20, 2025; and
2. That staff bring back recommendations for an updated and more comprehensive street naming policy to a future meeting of Council.

8. RESOLUTION TO RISE AND REPORT

9. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

10. COUNCIL MEETING MINUTES FOR APPROVAL

a. Regular Council Meeting (for the purpose of going into a closed meeting) – May 5, 2025 295

b. Regular Council Meeting - May 5, 2025 297

11. BYLAWS FOR CONSIDERATION

a. Zoning Amending Bylaw 6357-2025-5949(189) - FIRST AND SECOND READINGS 321

A bylaw to rezone property at 34159 Kirkpatrick Avenue from Rural Residential 7 (RR7) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone

See “Development Services” Section 6(b)

b. Zoning Amending Bylaw 6357-2025-5949(189) - THIRD READING

A bylaw to rezone property at 34159 Kirkpatrick Avenue from Rural Residential 7 (RR7) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone

See “Bylaws for Consideration” Section 11(a)

c. Official Community Plan Bylaw 6350-2025 - THIRD READING AS AMENDED AND ADOPTION 322
A bylaw to provide policy statements on managing the City of Mission's current and future growth and development

d. Zoning Amending Bylaw 6341-2025-5949(181) - ADOPTION 539
A bylaw to remove the bed and breakfast regulations in their entirety and replace them with Short-Term Rental (STR) regulations

e. Zoning Amending Bylaw 6354-2025-5949(187) - ADOPTION 542
A bylaw to address housekeeping amendments

f. Zoning Amending Bylaw 6355-2025-5949(188) - ADOPTION 544
A bylaw to rezone a portion of the property at 7260 Park Street from Commercial Gas Service Station (CGS) Zone to Commercial Highway One (CH1) Zone

g. 2024 - 2028 Financial Plan Amending Bylaw 6358-2025-6246(1) - ADOPTION 547
A bylaw to amend the Financial Plan for the years 2024 to 2028

h. User Fees and Charges Amending Bylaw 6360-2025-4029(21) - ADOPTION 552
A bylaw to include fees for the Development Fast Track Program

i. Land Use Application Procedures & Fees Amending Bylaw 6361-2025-3612(23) - ADOPTION 553
A bylaw to to include fees for the Development Fast Track Program

12. CORRESPONDENCE

a. Office of the Mayor 554
Re: Recreation and Park Infrastructure Funding

b. Brad Vis, MP, Mission-Matsqui-Abbotsford 556
Re: Queen of Sidney Ferry Fire Incident

c. Communities in Bloom - Mission, BC 557
Re: Youth In Action - Bert Pulles Memorial Award

13. NEW/OTHER BUSINESS

a. Council Member Updates

14. NOTICES OF MOTION

15. QUESTION PERIOD

Council encourages public participation in Question Period by in-person attendance at the meeting, or by email or telephone inquiry prior to the meeting. info@mission.ca or 604-820-3700

16. ADJOURNMENT

Delegation Request Form

The deadline for submission is by 4:00 p.m. on Friday, 10 days in advance of the Council Meeting.

Preferred Meeting Date 05/20/2025

Alternative Meeting Date 06/02/2025

Please refer to the Council Meeting Schedule on the City's Website for dates of Council Meetings, located at mission.ca/council-meeting-schedule.

Name of individual(s) or group / organization:

Individual(s) making the presentation

Opening Nite Theatre Society

Address: PO Box 3294, Mission

Subject of the presentation: Update on Opening Nite Theatre, after last year's delegation.

Action requested:

Reason for making the request:

Background or supplemental material?

○ Yes ◉ No

All materials or presentation slides to be discussed must be attached or submitted to openagenda@mission.ca no later than 4:00 PM on the Friday 10 days before the scheduled Council meeting.

File Upload

1. **Each Delegation to Council is limited to ten (10) minutes.**
2. **If your request is approved, you will be provided with further details including the meeting date and time.**
3. **Presenter(s) are limited to discussing only the above topic during the delegation.**
4. **The City of Mission reserves the right to refuse any delegation request not in compliance with Council Procedure Bylaw 5345-2013.**

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CITY OF MISSION

STAFF REPORT

To: Chief Administrative Officer **Date:** May 20, 2025

From: Mike Dickinson, Manager of Long Range Planning and Special Projects

Subject: **OCP Bylaw 6350-2025 Third Reading Report**

Recommendation(s)

1. That OCP Bylaw 6350-2025 be considered for third reading as amended; and

2. That OCP Bylaw 6350-2025 be considered for adoption subject to the Bylaw receiving third reading.

Purpose

This report initiates the implementation process for the new Official Community Plan (OCP), following Council's direction after the Public Hearing held on April 22, 2025. It presents the updated version of the Official Community Plan Bylaw 6350-2025, which has been revised from the earlier draft introduced on March 17, 2025, to reflect extensive feedback from Council, residents, referral agencies, and public engagement. This report recommends that Council consider granting third reading as amended to Official Community Plan Bylaw 6350-2025 and proceed to final adoption, subject to third reading.

Background

The draft OCP document has been updated from an eighty percent draft introduced with the OCP Bylaw on March 17, 2025, to a complete version that addresses feedback from Council, residents, referral agencies, and input received during the April 22, 2025 Public Hearing. This report includes a detailed summary of the redline revisions to the OCP document and a version showing all redline edits **(Attachment A)**. This report includes responses received from legislated referrals **(Attachment B)** in accordance with the *Local Government Act* Section 475 'Consultation during development of official community plan' and Section 476 'Consultation on planning for school facilities.'

This report follows the May 5, 2025 Regular Council report titled 'Next Steps to OCP Implementation' and initiates *'Step One: Consideration of OCP 3rd Reading and Adoption, Date May 20, 2025.'*

The second objective identified in the May 5 report, *Step Two: Special Council Meeting Implementation Strategy,* will be advanced at a Special Council Meeting on June 9, 2025. At that meeting, Council will direct staff to prioritize and initiate planning studies and neighbourhood plans.

Mission's updated OCP was developed through a year-long collaborative process led by O2 Planning & Design Inc. with City staff support of an extensive public and stakeholder engagement. During the first three phases of the OCP process, over 1,450 online survey responses and approximately 4,885 comments were collected. This engagement informed the eighty percent complete draft document presented to Council on March 17, 2025.

Between March 12, 2025 and April 11, 2025, the draft was placed on the City's website (engage.mission.ca) along with an online survey focusing on key elements of the Plan. More than 100 survey responses were received generally supporting the Plan. During this time, and in accordance with Section 475 and Section 476 of the *Local Government Act* and Council Policy LAN.47, the City issued formal referrals to 25 organizations and authorities. Responses were received from 10 of these organizations. Additional comments submitted by stakeholders were posted to the City's website ahead of the Public Hearing addressing a wide range of issues such as agriculture, mobility, rural Mission, financial implications, community growth, service concerns and more.

At the April 22, 2025 Public Hearing, Council heard additional feedback focussed on the downtown, rural strategy neighbourhood centres and economic development. Taken together, the extensive public and agency input informed the development of this revised and complete OCP, which integrates the wide-ranging feedback received throughout the process.

Discussion and Analysis

To address the significant feedback received, updates have been made throughout every section of the revised draft OCP. The goals, policies, and actions have been refined based on direction and input from Council, the community, and other stakeholders. All feedback and resulting refinements have been organized according to the sections and subsections of the OCP. The list below highlights key areas and directions that illustrate the breadth of information used to inform the updates to the revised draft OCP:

- Housing Affordability
- Child Care
- Economic Growth
- Rural Neighbourhood Centre elimination
- Introduction of new clarifying designations for townhouses and apartments
- Clarification of no densification in Rural areas beyond current permissions
- Neighbourhood Plans
- Urban Growth Boundary
- Rural Industrial Plan
- Rural Mission Strategy
- Active Transportation
- Transit
- Roads and Highways
- Water Supply and Sanitation
- Environment
- Food Security
- Ecosystems and Green Spaces
- Park Development and Management
- Arts and Culture

Key Land Use Designation and Map Updates

Community engagement and Council direction advised that the OCP should clarify where townhouses and four-storey apartments should be located. To achieve this, the Plan was updated by revising and adding land use designations. These Plan revisions enable the transitioning of building type, density and height from the higher density Neighbourhood Centres and transit routes to the surrounding lower density Urban Residential designated areas. Corresponding revisions were included with the Land Use Concept Maps.

Urban Residential (SSMUH)

This land use designation is revised by eliminating Townhouse (includes stacked townhouse) from the permitted land uses. Infill Townhouse use remains as it provides a lower density infill option. The maximum development density is 0.75 FSR and maximum height is three storeys.

Urban Residential-Townhome

This is a new OCP land use designation that includes the same principal residential uses as the Urban Residential designation with the addition of townhouses (with secondary suites), back-to-back townhouses, and stacked townhouses having increased density up to 1.0 FSR and a maximum height of three storeys.

Mid-Rise Residential

This designation is now more restrictive than previously, allowing for apartments and high-density townhouses (e.g., stacked townhouse) up to four storeys (vs. previous maximum height of six storeys), with a maximum density of 3.0 FSR with bonus.

Mid-Rise Residential Plus

This is a new OCP land use designation that allows for apartment buildings up to six storeys (maximum 3.0 FSR with bonus). This designation encourages respectful transitions between higher-density Neighbourhood Centres and adjacent lower-density Urban Residential areas.

In combination, these land use designation and map updates provide greater clarity for transitioning different housing types and densities between established lower density Urban Residential neighbourhoods and higher density Neighbourhood Centres.

Highlights of Key Policy Revisions

Numerous text revisions for OCP policies have been included. Key examples are below.

3.1.3 Ecosystems & Green Spaces

Action Item 3.1.3(d)(iv) provides protection of Protected Natural Assets (PNA) areas on development sites through a process of negotiation involving a land transfer mechanism. This allows a developer to retain a PNA designated area intact while transferring ‘land area’ from the PNA (doner area) with certain restrictions to the designated developable portion of the project site (recipient area). Overall density of the recipient area will be determined by the proposed zoning yielding potential for increased density (an ‘environmental bonus’) to encourage ecosystem protection in coordination with enhanced development potential.

3.2.3 Trails and Natural Areas

The Plan emphasizes the need to improve access from homes to key destinations in the city. Policy 3.2.3(e) encourages the integration of recreational trails into the active transportation network where appropriate, prioritizing linkages that improve the safety of active travel to schools, neighbourhood centres and parks.

3.5.1 Fostering Economic Growth

Recognizing the need to enhance economic development, particularly including more land for industrial and employment opportunities, Action Item 3.5.1 a. states the need to develop an Economic Development Strategy via the Economic Development Advisory Committee.

3.7.1 Housing Affordability

Mission is experiencing a housing crisis with increasing challenges of rental and ownership affordability along with access to a housing stock that isn't keeping pace with Mission's population growth. Policy 3.7.1(i) states: 'Enable new purpose-built market and below-market rental housing near amenities, community and health services, active transportation, and transit services through incentives and streamlined approval processes.'

Implementing the Plan

The updated draft Official Community Plan offers clearer guidance on how the Plan may be amended in the future. While Council has advised that the Plan should not be amended for a reasonable period following adoption, a detailed amendment framework is included in Section 4.2.2 to support Council in evaluating longer term amendment requests. In addition, the updated draft now includes a comprehensive list of actions, each with prioritized implementation timelines. Section 2.1.2 Neighbourhood Plans provides direction for initiating more detailed policy plans that help guide development in specific areas of the city. During a Special Council Meeting on June 9, 2025, priorities and next steps will be determined for implementing neighbourhood plans and other planning studies.

Financial Implications

There are no financial implications associated with completion of the OCP itself. However, implementation of the OCP policies such as infrastructure improvements, new land use designations and neighbourhood plans will have future financial considerations that will be addressed through the City's budget and planning processes.

Communication

Engagement with the community, senior government, First Nations, community and business organizations, Council Advisory Committees, Council, and staff has informed the updates included in the revised OCP document. Engagement following the OCP Bylaw introduction and second reading on March 17th yielded considerable changes to the Plan document.

Summary and Conclusion

The revised draft OCP reflects substantial updates throughout the document, guided by Council direction and informed by extensive input from residents, First Nations, senior government agencies, the Mission School District, community groups, business organizations, and other stakeholders. It addresses key concerns related to land use, neighbourhood planning, rural-urban transitions, housing affordability, transportation, childcare, economic development, ecosystems and green spaces, park planning, and the conservation of arts, culture, and heritage. The Plan clarifies expectations for residential development, supporting a transition in

building type, density, and height from higher-density Neighbourhood Centres and transit corridors to adjacent lower-density Urban Residential areas. It adopts a hub-and-corridor development framework that integrates land use and transportation planning, improving proximity and accessibility for people of all ages and abilities. The revised draft also includes a comprehensive list of actions with prioritized timelines to support Council in implementation. In addition, it outlines a strategy for initiating Neighbourhood Plans and related planning studies, which will be presented at a Special Council Meeting on June 9, 2025, following Plan adoption.

Mission's updated OCP, shaped by broad public and agency engagement, is now complete. This report recommends that Council grant third reading to Official Community Plan Bylaw 6350-2025 and proceed to final adoption, subject to third reading.

Report Prepared by:	Mike Dickinson, Manager of Long Range Planning and Special Projects and Sharel Isabella, Planner 3 – Long Range
Reviewed by:	Dan Sommer, Director of Development Services
Approved for Inclusion:	Mike Younie, Chief Administrative Officer

Attachment(s)

Attachment A:	Summary and Red-lined Document Update
Attachment B:	OCP Legislated Referral Comments

Attachment A
Summary of Redlined Document Updates

OCP Section	Summary of Changes	Rationale
Land Acknowledgment & Recognition	• Reordering of First Nations alphabetically.	• Consistency with other City documents.
Table of Contents	• Updated to reflect all section renumbering and newly added or renamed content.	• Ensure Table of Contents is accurate.
1.1 Why an OCP?	• Refined explanation of OCP's purpose and role. • Emphasized long-term vision and planning responsibilities.	• Improve clarity of OCP intent. • Reflect updated Council direction.
1.1 Relationships to Other Plans	• Minor grammar, phrasing, and syntax changes.	• Improving clarity.
1.1 Relationships to Other Orders of Government	• Includes new “Who Does What?” section. • New mentions of infrastructure and housing responsibilities. • Enhanced language on collaboration with other levels of government.	• Improve clarity around roles and responsibilities relating to how Mission can achieve the OCP’s goals. • Incorporate greater consideration of regional partners including FVRD and Fraser Health.
1.1 OCP Structure	• Clarified layout of OCP sections. • Emphasized structure logic and accessibility.	• Improve overall readability.
1.1 OCP Language	• Minor grammar, phrasing, and syntax changes.	• Improving clarity.
1.2 About Mission	• Restructuring of overall flow and framing of Mission’s context. • Expanded with refined narrative on Mission's history, identity, and character.	• Shorten introduction for clarity and conciseness. • Improve connection between this section and overall OCP development.
1.2 Context and Opportunity	• Significantly revised and expanded. • Added breakdowns of major themes (location, housing, economy,	• Provides more direct, insightful overview of Mission’s strategic opportunities. • Responds to FVRD request for greater population projection specifics.

OCP Section	Summary of Changes	Rationale
	demographics, nature). Each includes context and planning opportunities. • Population projections incorporated.	
1.3 Engagement	• Comprehensively updated. Detailed breakdown of 3 engagement phases with timelines, participant stats, feedback themes, and key public insights.	• Embeds the engagement process into the heart of the document, ensuring line of sight from what was heard and what was ultimately implemented exists within the OCP itself.
1.4 Vision and Guiding Principles	• Introduction shortened. • "Using This Document" graphic moved from this section.	• Improving conciseness and clarity.
1.5 Regional Context Statement	• Substantially revised. References the new 2024 Fraser Valley Regional Growth Strategy. Added detailed goal alignment with FVRD priorities.	• Reflect FVRD comments relating to the Regional Context Statement.
2.1 Land Use & Urban Design Strategy	• Rewritten with a new 'Nodes and Corridors' growth model. • Clear articulation of strategic direction for land use, infrastructure, and neighbourhood planning. • Approach for including urban design and other chapter components outlined.	• Provide more structured overview of chapter contents and intent. • Clearly articulate the role of the Land Use & Urban Design Strategy within the implementation of Mission's overall planning landscape.
2.1.1 Land Use Designations	• Minor grammar, phrasing, and syntax changes.	• Improving clarity.
2.1.1.1 General	• Introduces delegated approvals to staff. • Sets the foundation for Development Permit Area guidelines and urban design delegation. • Expands on specific priorities for ensuring development meets the public interest.	• Reflects direction from Council and development community to improve clarity in OCP. • Introduces new policy intended to improve development approval timelines and staff agency to move files forward more quickly.

OCP Section	Summary of Changes	Rationale
2.1.1.2 Downtown	• Introduction text revised and shortened. • Design guidance policy removed. • Clarifications and revisions to syntax and policy structure throughout.	• Reflects direction from Council and development community to improve clarity in OCP. • Removes development guideline-specific policy now incorporated in General section.
2.1.1.3 Neighbourhood Centre	• Introduction text revised and shortened. • Rural Neighbourhood Centre language removed. • Development Permit Area guidance removed.	• Reflects Rural Mission resident desire to not include Rural Neighbourhood Centres in the OCP. • Removes development guideline-specific policy now incorporated in General section.
2.1.1.4 Health and Wellness Hub	• Introduction text revised and shortened. • Maximum heights clarified for residential development.	• Expand focus to reflect the breadth of use-types contemplated for this designation. • Reflects direction from Council and development community to improve clarity in OCP.
2.1.1.5 Mid-Rise Residential	• Split into two designations – this one allowing 4-storey apartments and stacked townhomes.	• Reflects direction from Council and development community to improve clarity in OCP. • Provides stronger direction for where and how different types of apartment heights are permitted.
2.1.1.6 Mid-Rise Residential Plus	• New designation that is the same as Mid-Rise Residential but allows up to 6 storeys. •	• Supports Council direction and residential desire for density transitions near Downtown and major corridors.
2.1.1.7 Urban Residential (SSMUH)	• Split into two designations – this one reflects new provincial housing mandates for small-scale multi-unit housing.	• Reflects direction from Council and development community to improve clarity in OCP.

OCP Section	Summary of Changes	Rationale
	• Revised to allow up to 0.75 FSR and a range of housing types.	• Responds to public concerns by enabling a more sensitive SSMUH implementation.
2.1.1.8 Urban Residential Townhouse	• New designation that is the same as Urban Residential (SSMUH) but enables townhomes and stacked configurations with up to 1.0 FSR. • This new designation includes transition guidelines and support for home occupations.	• Reflects direction from Council and development community to improve clarity in OCP. • Supports Council direction and residential desire for density transitions near established communities and corridors.
2.1.1.9 Suburban Residential	• Single new policy to reflect ALC comments.	• Policy addition requested by the ALC.
2.1.1.10 Rural Residential	• Rural Neighbourhood Centre designation eliminated. • Emphasizes non-densification.	• Reflects Rural Mission resident desire to not include Rural Neighbourhood Centres in the OCP and to not introduce additional densification.
2.1.1.11 Rural	• Emphasizes non-densification. • New policy added to reflect ALC considerations. • Densities deleted to defer to Zoning Bylaw.	• Reflects Rural Mission resident desire to not introduce additional densification. • Allows the Zoning Bylaw to address densities as the original calculations were related only to the creation of new lots.
2.1.1.12 Institutional	• Introduction text revised and shortened.	• Reflects direction from Council and development community to improve clarity in OCP.
2.1.1.13 Employment & Major Commercial	• Introduction text revised to emphasize automobile-oriented nature of these lands. • Development Permit Area policies removed. • Policy recommending delegation of variance approvals to staff included.	• Reflects direction from Council and development community to improve clarity and development efficiency in OCP. • Removes development guideline-specific policy now incorporated in General section.
2.1.1.14 Commercial	• No changes.	• No changes.

OCP Section	Summary of Changes	Rationale
2.1.1.15 Employment	• Minor grammar, phrasing, and syntax changes.	• Improving clarity.
2.1.1.16 Rural Industrial	• Separates out uses allowed following a site-specific OCP amendment.	• Supports implementation of the Rural Industrial Strategy. • Provides more clarity around process and supported uses.
2.1.1.17 Agriculture	• Clarifies role of ALR lands and support for value-added agriculture, agri-tourism, and agri-tech uses.	• Accommodating ALC comments requesting policy additions and some revisions to intent statements.
2.1.1.18 Parks and Open Space	• Policy changes reinforcing protection of ecological features and consistency with all ALC regulations while allowing low-impact commercial uses that support park function. • Policy added to limit use of park for non-park and recreation purposes, and to prioritize connectivity of municipal parks and open spaces to regional and provincial parks and open spaces.	• Provide clear direction related to use of ALC lands for parks and open space purposes. • Provide greater clarity around the purpose and intent of parks and park delivery, particularly in developing neighbourhoods.
2.1.1.19 Municipal Forest	• Minor grammar, phrasing, and syntax changes.	• Improving clarity.
2.1.1.20 Protected Natural Assets	• Enable density bonusing and land transfer credits for PNA conveyance.	• Reflects direction from Council and development community to improve clarity and development efficiency in OCP.
2.1.1.21 Silverdale Comprehensive Planning Area	• Remove duplicated action item to review CNP boundary – covered in Neighbourhood Plans section.	• Improving clarity.
2.1.1.22 Waterfront Comprehensive Planning Area	• Minor grammar, phrasing, and syntax changes.	• Improving clarity.

OCP Section	Summary of Changes	Rationale
2.1.1.23 Park and First Nation Land	• No changes.	• No changes.
2.1.1.24 First Nations	• No changes.	• No changes.
2.1.2 Neighbourhood Plans	• Plan descriptions restructured and revised for clarity of purpose and intent.	• Improve readability and conciseness. • More clearly describe intent of each plan.
2.1.2.1 Preparing Neighbourhood Plans	• Introduction revised to reflect the proposed standardized approach. • Requirements for plan development also further resolved to provide clear upfront understanding of what must be included.	• Reflects direction from Council and development community to improve clarity and development efficiency in OCP. • Provides greater direction to staff for delivering and accepting neighbourhood plans.
2.1.2.2 Amending Neighbourhood Plans	• Revised approach for CNP boundary review. • Adds a structured approach for amendments that align with growth and infrastructure capacity.	• Reflects direction from Council and development community to improve clarity and development efficiency in OCP.
2.1.3 Urban Growth Boundary	• Further clarifying purpose of the UGB in narrative.	• Reinforce that only exceptional circumstances warrant consideration for UGB expansion given existing planning and investment within its boundaries. • Better reflects FVRD involvement in growth boundary discussions.
2.1.4 Rural Industrial Plan	• Clarifications made to policies relating to readability, interpretation, and conciseness. • Municipal Forest expansion policy removed.	• Revised to provide greater clarity around interpretation and policy intent.
2.1.5 Rural Mission Strategy	• Rural Neighbourhood Centre language revised to reflect intent of this concept as a gathering place for Rural Mission residents.	• Responding to Rural Mission resident concerns and direction from Council, the included changes are intended to better

OCP Section	Summary of Changes	Rationale
	• Request for Province to monitor aquifers included as policy. • Timing of Rural Mission Strategy clarified. • Tree canopy policy revised to reflect broader approach.	reflect the interests of Rural Mission residents and present a clear path forward for timely implementation of the strategy.
2.2 Transportation Strategy	• Fully rewritten; emphasizes multi-modal mobility, active transportation, and complete street principles.	• Rewritten as directed by City Transportation staff to reflect work Transportation Master Plan update work to be undertaken later this year.
2.2.1 Primary Transportation Action Items	• Policies revised to reflect more broad direction to be further refined through upcoming Transportation Master Plan updates.	• Rewritten as directed by City Transportation staff to reflect work Transportation Master Plan update work to be undertaken later this year. • Comments from BC Transit and the FVRD also incorporated.
2.2.2 Active Transportation	• Policies revised to reflect more broad direction to be further refined through upcoming Transportation Master Plan updates.	• Rewritten as directed by City Transportation staff to reflect work Transportation Master Plan update work to be undertaken later this year. • Comments from BC Transit and the FVRD also incorporated.
2.2.3 Transit	• Revisions reflect BC Transit comments around TransLink, West Coast Express, and BC Transit service generally.	• BC Transit commentary directed specific revisions related to these different transit operators and service providers.
2.2.4 Roads & Highways	• Policy added to focus on collision reduction. • Minor grammar, phrasing, and syntax changes.	• Rewritten as directed by City Transportation staff to reflect work Transportation Master Plan update work to be undertaken later this year. • Comments from BC Transit and the FVRD also incorporated.

OCP Section	Summary of Changes	Rationale
2.2.5 Railways	• Minor grammar, phrasing, and syntax changes. • Policy added to support active transportation use alongside rail.	• Rewritten as directed by City Transportation staff.
2.3 Servicing Infrastructure Strategy	• Minor grammar, phrasing, and syntax changes.	• Revised for clarity.
2.3.1 Water Supply	• Action items removed to defer to existing City plans and strategies related to infrastructure servicing provision. • Collaboration with FVRD written into policy.	• Revised to reflect City Engineering staff and FVRD comments.
2.3.2 Sanitary	• Action items removed to defer to existing City plans and strategies related to infrastructure servicing provision. • Collaboration with FVRD written into policy.	• Revised to reflect City Engineering staff and FVRD comments.
2.3.3 Rainwater	• Action items removed to defer to existing City plans and strategies related to infrastructure servicing provision.	• Revised to reflect City Engineering staff and FVRD comments.
2.3.4 Utilities	• Action item added to reflect role Development Permit Area guidelines and Zoning play in utility provision.	• Revised to reflect City Engineering staff.
2.3.5 Waste Management	• Action items revised to reflect existing City plans and strategies related to waste management delivery. • Policies and action items added to reflect ongoing and proposed City initiatives planned to be undertaken.	• Revised to reflect City Engineering staff comments.
Chapter 3 – Subject Area Policies - Introduction	• Minor grammar, phrasing, and syntax changes.	• Revised for clarity.

OCP Section	Summary of Changes	Rationale
3.1 Environment	• No changes.	• No changes.
3.1.1 Climate Change & Sustainable Land Use	• Name changes to reflect climate change focus as well. • Language revised and expanded to reflect greater focus on climate change and natural ecosystem protection. • Action items expanded to reflect need to review Development and Subdivision Control Bylaw as well. • Policies added and revised to prioritize climate resilience.	• Reflects comments from the public and City staff regarding need to ensure climate change and climate resilience is appropriately reflected in the OCP.
3.1.2 Food Security	• Action item added to encourage community donations to food programs. • Policy revised to identify specific organizations for collaboration.	• Strengthen and reinforce importance of collaboration and advocacy in food security.
3.1.3 Ecosystems & Green Spaces	• Policies and action items revised to reflect Environmental Charter importance and approach to enabling PNA conveyance through density transfers.	• Better enable the implementation of PNA conveyance. • Reflects direction from Council and development community to improve clarity and development efficiency in OCP.
3.1.4 Forest Management	• No change.	• No change.
3.2 Parks & Recreation	• Minor grammar, phrasing, and syntax changes.	• Improving clarity.
3.2.1 Park Development & Management	• Minor revisions to improve policy clarity. • Policy addition to reflect appropriate use of ALR in alignment with ALC regulations.	• Improving clarity and conciseness of policy. • Reflecting comments from ALC.
3.2.2 Facilities & Amenities	• Minor grammar, phrasing, and syntax changes.	• Improving clarity. • Incorporating considerations from internal staff review.

OCP Section	Summary of Changes	Rationale
	• Policy added to reflect need to plan for increased demand on facilities and amenities.	
3.2.3 Trails & Natural Areas	• Minor revisions to improve policy clarity. • Policy addition to reflect appropriate use of ALR in alignment with ALC regulations.	• Improving clarity and conciseness of policy. • Reflecting comments from ALC.
3.3 Arts, Culture & Heritage	• No change.	• No change.
3.3.1 Arts & Culture	• Minor grammar, phrasing, and syntax changes.	• Improving clarity.
3.3.2 Heritage	• Minor grammar, phrasing, and syntax changes.	• Improving clarity.
3.4 Reconciliation	• Minor grammar, phrasing, and syntax changes.	• Improving clarity.
3.5 Economic Growth	• Comprehensive rewrite of introductory content.	• Revision reflects Council's desire as well as the perspective of many stakeholders in economic development that broad, overarching economic development direction should come from future work to prepare a new Economic Development Strategy.
3.5.1 Fostering Economic Growth	• Comprehensive rewrite and reorienting of action items to outline requirements for a future Economic Development Strategy. • Additional policy and action item revisions focus on enabling development and economic growth in alignment with the broader development focus of the OCP, including Neighbourhood Centres.	• Revisions better reflect overarching economic development trajectory of the City. • Better incorporates land use decisions made in the OCP around where and how future growth should be prioritized. • Reflects Council, stakeholder, and public inputs relating to providing a clear direction for economic development in the city.

OCP Section	Summary of Changes	Rationale
3.6 Downtown	• Minor revisions of policy to improve grammar, phrasing, and syntax. • Policy addition to emphasize the unique historic value of downtown. • Inclusion of language directing development permit area guidelines for the downtown area.	• Reflect broader development permit area guidelines directions throughout the OCP. • Improve overall legibility and readability of the OCP.
3.6.1 Downtown	• Minor grammar, phrasing, and syntax changes.	• Improving clarity, focusing implementability of policy.
3.7 Housing Affordability	• Comprehensive rewrite of introductory content.	• Better aligns and reflects the role Mission plays in the broader ecosystem of housing provision.
3.7.1 Housing Affordability	• Substantial revisions related to better incorporating and reflecting the findings of the Housing Needs Report.	• Better aligning the OCP with ongoing housing needs work and provincial directives for incorporating these findings into OCP policy.
3.8 Community Safety & Well-Being	• Minor grammar, phrasing, and syntax changes.	• Improving clarity.
3.8.1 Safe and Accessible Public Spaces	• Minor grammar, phrasing, and syntax changes.	• Improving clarity.
3.8.2 Emergency Preparedness	• Minor grammar, phrasing, and syntax changes.	• Improving clarity, focusing implementability of policy.
3.8.3 Health and Well-Being	• Policy additions focused on health services provision and child and youth health and civic participation.	• Reflects public feedback as well as FVRD and community health advocate comments.
3.8.4 Child Care	• Action items revised to reflect focus on actions within the City's realm of responsibilities.	• Reflects direction from Council and staff to ensure OCP focuses on actions within the City's realm of responsibilities, and appropriately leverages senior partners in

OCP Section	Summary of Changes	Rationale
	• Policy and action items added to direct further collaboration with Provincial partners and other agencies in child care operation.	delivering improved services for Mission residents.
Chapter 4 – Implementation - Introduction	• No change.	• No change.
4.1.1 Action Items	• Action item list moved to Appendices, fully revised and updated based on the latest OCP draft for Council's consideration.	• Moving Action Item table to Appendix improves readability and ease of use for the core body of the OCP.
4.1.2 Inter-Departmental Collaboration	• Policies added to further strengthen opportunities for inter-departmental collaboration.	• Revised on guidance from City staff to ensure collaboration is integrated as a core aspect of City operations.
4.2.1 OCP Transition	• Policy removed that provided ambiguous direction on in-process amendments. • Policy added to direct a future financing strategy for OCP implementation.	• Responds to concerns around financial strategy and accounting for OCP recommendations, reflecting the 20-year planning horizon of the plan.
4.2.2 OCP Amendments	• Minor revisions to confirm intention of amendments, timelines for when they will be considered, and the inclusion of community engagement.	• Revised reflecting feedback from Council and public input.
4.3 Monitoring Progress	• Minor revisions to potential indicators.	• Indicators revised based on input from City staff on ability to accurately monitor individual statistics.
Appendix A: Glossary	• Amenity Cost Charges definition revised for accuracy. • Natural Infrastructure and Urban Tree Canopy definitions added.	• Improve clarity and interpretation consistency by introducing defined terms for language used in policy.

OCP Section	Summary of Changes	Rationale
Appendix B: Maps	• Maps have been updated and revised to reflect changes to the overall land use designations, urban structure, neighbourhood centres (including removal of Rural Neighbourhood Centres), and Neighbourhood Planning.	• These changes enable implementation of the policy revisions proposed throughout the OCP.
Appendix C: Development Permit Area Guidelines	• DPAs revised and restructured at a high-level in preparation for a comprehensive review immediately following OCP adoption.	• DPA guidelines are anticipated to be rewritten immediately following OCP adoption. The proposed DPA guidelines provide an interim measure prior to adoption of the new guidelines.

Mission 2025 OCP

Land Acknowledgement

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 Katzie, Kwantlen, Leq'á:mel, Máthexwi, Semá:th, ~~Kwantlen,~~ and 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.

~~Acknowledgments~~Recognition

The City of Mission would like to thank and recognize 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 communities~~y~~, business associations, community organizations, non-profit societies, faith organizations, ~~the Mission School District~~Mission Public Schools, 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

Land Acknowledgement 1

Acknowledgments 1

Table of Contents 2

Front Matter 4

1.1 Why an OCP? 4

1.2 About Mission 9

1.3 Engagement 15

1.4 Vision and Guiding Principles 17

1.5 Regional Context Statement 20

Chapter 2 – How We'll Grow 22

Introduction 22

2.1 Land Use & Urban Design Strategy 22

2.2 Transportation Strategy 59

2.3 Servicing Infrastructure Strategy 64

Chapter 3 – Subject Area Policies 69

Introduction 69

3.1 Environment 69

3.2 Parks & Recreation 75

3.3 Arts, Culture & Heritage 79

3.4 Reconciliation 83

3.5 Economic Growth 85

3.6 Downtown 88

3.7 Housing Affordability 90

3.8 Community Safety & Well-Being 93

Chapter 4 – Implementation 98

Introduction 98

4.1 Implementing Actions 98

4.2 OCP Interpretation 99

4.3 Monitoring Progress 102

Appendix A: Glossary 103

Appendix B: Maps 109

Appendix C: Development Permit Area Guidelines 110

Land Acknowledgement 1
Acknowledgments 1
Table of Contents 2
Front Matter 4
1.1 Why an OCP? 4
1.2 About Mission 9
1.3 Engagement 15
1.4 Vision and Guiding Principles 17
1.5 Regional Context Statement 20
Chapter 2 – How We'll Grow 22
Introduction 22
2.1 Land Use & Urban Design Strategy 22
2.2 Transportation Strategy 59
2.3 Servicing Infrastructure Strategy 64
Chapter 3 – Subject Area Policies 69
Introduction 69
3.1 Environment 69
3.2 Parks & Recreation 74
3.3 Arts, Culture & Heritage 77
3.4 Reconciliation 81
3.5 Economic Growth 83
3.6 Downtown 86
3.7 Housing Affordability 88
3.8 Community Safety & Well-Being 91
Chapter 4 – Implementation 95
Introduction 95
4.1 Implementing Actions 95
4.2 OCP Interpretation 96
4.3 Monitoring Progress 99
Appendix A: Glossary 100
Appendix B: Maps 106
Appendix C: Development Permit Area Guidelines 107

Front Matter

1.1 Why an OCP?

The OCP is a long-range 20-year 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, servicing infrastructure, recreation, the arts, and more.
- Directs City staff on ~~decisions~~ recommendations around land use, transportation, and servicing 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.
- Recognizes the integrated nature of many City functions including transportation networks, land use, economic development, parks and recreation, engineering servicing, and more.
- Is implemented by many different actors, including non-profits, developers, different orders of government, businesses, community organizations, and more.

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 long-term vision and principles that act as a "north star" providing stability and purpose for the City and all OCP implementers.~~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 focusing primarily on population growth and servicing. 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's intention is ~~has determined it does not want the plan altered for two years. This can be interpreted as wanting to ensure that~~ the OCP~~plan~~ to provide~~s~~ solid guidance for the ~~c~~City's development. As such, ~~and that~~OCP ~~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 or where Regional Growth Strategy alignment is required, 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.

Relationships to Other Plans

The OCP must~~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 t~~The City cannot achieve the goals and objectives outlined in this plan alone. Far-reaching societal issues such as homelessness, ~~and~~ climate change, and pressures on health and social infrastructure that come with growth 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. At the same time, it is also important to understand the distinct roles and responsibilities of each order of government so that the City does not unintentionally duplicate work on responsibilities outside of its control.

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:

- Leq'á:mel, Sumas, Kwantlen, Scowlitz, Matsqui, and Katzie ~~Local~~ First Nations
- Fraser Valley Regional District (FVRD)

- 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

Who Does What?

The Federal and Provincial Governments are responsible for ports, rail, schools, hospitals, childcare, and affordable housing.

Regional authorities include the Fraser Valley Regional District and Fraser Health, and are responsible for regional planning and growth management, public transit, water, sewage, air and water quality monitoring, and regional health services.

The City of Mission provides a wide range of municipal services to residents, including roads, sewers, water, parks, recreation facilities, public art, land use planning, waste collection, economic development, and so much more.

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

OCP Structure

The OCP is divided into four distinct sections:

1. **Introduction & Planning Context**
   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. This OCP section also describes the relationship between the OCP and the Fraser Valley Regional District Regional Growth Strategy, as required by the Local Government Act.

2. **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 includes:
   - Outlining where and how growth should happen, and how land uses work to improve the community.
   - A focused and comprehensive approach to Design Guidelines for form and character including design of public realm places such as streets for people and parks and plazas.

- A new process for Rural Mission, Rural Industrial planning, and neighbourhood plan creation and amending is also outlined.
- Considerations~~This section also contains considerations~~ for policies around transportation and servicing that align with the City's growth vision and broader city building objectives~~related to broader city-building objectives~~.

~~2.~~3. 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~~ Chapter 3 works hand in hand with Chapter 2 to present a comprehensive roadmap for achieving the City's overall vision.~~.~~

~~3.~~4. 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~~directions 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:** Fraser Valley Regional District, ~~T~~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, maps, 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~~About Mission

~~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.~~

~~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.~~

~~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.

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~~city is a community of choice, home to over 46,000 residents across its urban, suburban, and rural landscapes.

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.

Context and Opportunity

Location

Context

Mission is strategically located in the Fraser Valley, bordered by the Fraser River, Abbotsford, Maple Ridge, Metro Vancouver municipalities, and the Fraser Valley Regional District. It is 20 minutes from the U.S. border via Highway 11 and connected to Metro Vancouver by the West Coast Express and Lougheed Highway. Its central location within British Columbia's Lower Mainland makes it a key point of connection between urban and rural communities, facilitating economic and residential expansion~~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~~.

Opportunity

Mission's position in the Lower Mainland supports its role as a growing employment hub and residential community, offering strategic advantages for businesses and residents seeking connectivity and accessibility. The city's proximity to major transportation networks enables efficient movement of goods and people, fostering business growth and making it an attractive location for investment in housing, industry, and commercial development~~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~~.

Housing

Context

Mission faces rising property values, limited rental options, and a shortage of affordable one-, two-, and three-bedroom units. Population growth has strained housing availability, impacting young families, seniors, and low-income residents. Without sufficient housing supply, long-term residents may be displaced, and the community's ability to attract new talent and workers may be compromised~~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~~.

Opportunity

The OCP incorporates provincial housing legislation to increase housing diversity, including Small Scale Multi-Unit Housing. Partnerships with non-profits and developers aim to expand affordable

housing, concentrating growth in Neighbourhood Centres to allow for greater housing diversity and improved access to daily needs. These measures will provide more options for residents at different income levels while ensuring sustainable and well-planned urban development

~~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

Context

Historically built on forestry, agriculture, and the Fraser River, Mission remains home to a Municipal Forest generating revenue for the city. The demand for logistics and light industrial lands is increasing in the region, yet the Employment Lands Strategy warns of an increasingly worsening industrial land shortage that could limit local employment opportunities and tax base diversification. A lack of industrial space may also push businesses to relocate elsewhere, reducing Mission's ability to support a strong local workforce.

Opportunity

The OCP designates areas for new Neighbourhood Centres and light industrial expansion while leveraging regional transportation networks and natural amenities to drive economic growth in logistics, industry, food, retail, and tourism. The OCP calls for neighbourhood planning that will support employment through the Health and Wellness ~~District~~Hub, Lougheed Highway Corridor, and longer-term centres planning. By planning for employment lands now, Mission can ensure long-term economic stability and create more job opportunities for its growing population.

~~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.~~

Population Growth

Context

Mission's current population is approximately 46,000 and is projected to grow by nearly 20,000 over the next 20 years. Demographic shifts include an increasing number of young families, long-time residents, and newcomers. As the city expands, comprehensive infrastructure and services must adapt to meet the needs of a larger and more diverse community.

Estimated Population Projection

2021	41,519
2025	48,265
2030	52,448
2041	59,122
2045	66,000

Source: BC Stats and City of Mission

Opportunity

The OCP integrates land use planning with evolving needs in housing, employment, parks, and community building to support a balanced and sustainable growth trajectory. Thoughtful planning will ensure that Mission remains a desirable place to live, offering high-quality amenities and services that enhance quality of life for both existing and future residents~~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

Context

Mission has significant aging and youth populations. Recent Provincial data reports that 85% of youth never attend extracurricular programs, despite over half expressing interest in physical, outdoor, and after-school activities. This gap in youth programming highlights a need for more recreational opportunities and dedicated spaces that support the social and personal development of young people. Mission's senior residents need more accessible forms of housing along with community and health supports to ensure successful aging with wellness.~~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.~~

Opportunity

The OCP emphasizes the importance of community amenities and facilities to support education, youth and community well-being, and future career success, ensuring that infrastructure keeps pace with population growth. Expanding access to sports, arts, and mentorship programs can improve youth engagement and create stronger community ties, helping to foster a more vibrant and inclusive city for youth and residents of all ages and abilities.

Nature

Context

Mission features rainforests, the Fraser River, stream courses, wildlife habitats, and coastal mountains. These natural assets provide aesthetic, recreational, and agricultural benefits but also pose risks such as flooding, wildfires, and unstable slopes. As climate change intensifies, Mission must proactively manage these environmental hazards to protect public safety and preserve its natural landscape and work towards a future of reduced carbon emissions to help combat rising global temperatures~~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~~.

Opportunity

The OCP aligns with and supports the Environmental Charter to promote urban densification while preserving key environmental features. Expanding eco-tourism and adventure tourism in a strategic and careful approach supports economic diversification and conservation efforts. By integrating environmental stewardship with urban planning, Mission can balance development with sustainability, ensuring long-term resilience and continued access to its rich natural resources.

~~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 Engagement

In 2024 the City of Mission began a comprehensive review of its Official Community Plan. Over three phases of engagement substantial public feedback was received, helping to shape the overall vision, guiding principles, and plan content. The following provides a high-level overview of what was done and what was heard during engagement. The full reports can be found on the City of Mission website.

Phase 1

Phase 1 Engagement asked about Mission residents' values, vision, and priorities for the City. An online survey was open from April 24 to June 7, 2024. In total, over 750 survey responses and 3,785 comments were received.

Key Takeaways

- Participants highlighted the municipal forest, public spaces and events, and community members as the heart of Mission today. The key to a positive future in Mission was described as preserving these elements and ensuring that families and children are attracted to the community and want to live there long-term.
- Ensuring Mission's growth is supported through the development of complete communities was a top priority for participants. Infrastructure, social and health services, and access to treed parks were identified as important elements to have in early phases of development.
- Most participants supported growth, particularly in established urban neighbourhoods, along major roads, and in areas with existing plans and/or infrastructure. Responses also showed support for growth in rural areas and development that can bring services and amenities to more neighbourhoods.

Phase 2

Phase 2 Engagement ran from June 17 to July 15. The core goals of this phase were to:

- Present an updated and refined guiding vision and principles for public feedback.
- Gather insights about resident priorities with respect to the location and accessibility of daily and social needs, amenities, services and parks.
- Gain insight and feedback on proposed new growth strategies and land use scenarios and their policy implications.

A range of tactics were used in this phase to drive respondent participation, including:

- Online Survey - ~200 responses
- Interactive Web Map - ~800 map comments
- Open Houses, Pop-ups, Workshops, and a Global Café - ~200 in-person participants

Key Takeaways

- More employment lands should be identified to support Mission's growing population with greater opportunities to live and work in Mission for the long term. Employment lands should be near highway and rail infrastructure rather than within or adjacent to existing residential areas.

- Residents Want More Public Transportation and Active Transportation Options. Public transportation and active transportation options should be expanded to facilitate access to services and amenities not locally available.
- The Natural Environment is a Valued Asset. The most highly valued guiding principle was about. 3 in 5 respondents stated that Mission's valued and protected natural spaces are very important to them.
- Growth and Density Should Be Focused on the Downtown Core and Community Nodes. New residential growth and higher density development should be focused in the core area, south of 7th Ave, around Mission's historic downtown, and adjacent to Lougheed Highway and the West Coast Express station. Secondary growth areas should be focused on expanding existing service and amenity hubs in the Neighbourhood Centres.

Phase 3

Following Phase 2 engagement, conversations to address rural-specific planning continued with communities outside Mission's urban growth boundary. Rural residents' feedback was incorporated into the directions shared with the public during Phase 3 engagement, which ran from October 7 to November 1, 2024. The core goals of this phase were to:

- Present the evolving Big Moves and high-level shifting policy directions.
- Gain insight and feedback on the preferred land use map and its policy implications.

A range of tactics were used in this phase to drive respondent participation, including the following:

- Online Survey - ~500 responses from the public on the ten proposed policy Big Moves.
- Interactive Web Map - ~300 comments on what respondents agreed with, things they disagreed with, and their suggestions.
- Open Houses - 2 public open house events hosted ~150 residents at Stave Falls Elementary and Albert McMahon Elementary.
- Pop-up - held at the Mission Leisure Centre where the project team spoke with the public about the Big Moves and preferred land use map information.
- Workshops - Held with 27 participants from a variety of different groups, including Committees of Council, key organizations and partners, and City Council itself.
- Youth Engagement - Activities to gain youth insights and input into the updated OCP were conducted up until plan finalization to ensure a youth voice was included in the plan.

Key Takeaways

- Neighbourhood Centre locations should be reviewed and revised prior to finalization of the OCP.
- Neighbourhood Centres were supported generally but require appropriate policy and regulation to ensure they enable City growth objectives in a balanced manner.
- The Centennial Park and Leisure Centre hub should be emphasized for future growth and investment.
- Protect the natural environment of Mission, especially trees and tree canopy cover.

- Ensure a balanced mix of uses including those with public benefit are included for exhausted sand and aggregate pits.
- Prioritize relationship building and partnerships both within the community and between Administration and other levels of government.

1.~~3~~ 4 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.

Vision

"My Mission is…

Working hard and watching my business grow!

Knowing and caring about my neighbours!

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

Seeing eagles around my home!

Going to the theatre, galleries, and cultural productions!

Guiding Principles

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.

Connected & Active Public Places

As part of the Mission lifestyle, residents value being close to 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 post-secondary and career education opportunities, an open-for-business attitude, and harnessing partnerships for economic prosperity that will drive Mission's growth.

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.

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.

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.

Using this Document

1.~~4~~5 Regional Context Statement

Note: This Regional Context Statement (RCS) is included in draft form. As advised by the Fraser Valley Regional District, following adoption of OCP Bylaw 6350-2025, a separate OCP amendment process is required to update the RCS, as the OCP timelines do not provide sufficient time for the legislated review and approval process by the FVRD Board. The updated RCS shall be submitted with the Council Resolution to the FVRD Board for formal Acceptance by April 26, 2026.

~~Mission is part of the Fraser Valley Regional District (FVRD).~~ In 202~~4~~0, 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 Future 2050 ~~manages issues~~provides guidance ~~-~~to ensure~~affecting all jurisdictions within the FVRD. In short, it ensures~~ municipalities and the Regional District work towards a shared future.

The vision for the Regional Growth Strategy is:

"The Fraser Valley Regional District will be a network of healthy, 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, t~~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~~ is able to 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 which we depend.
- **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.

All the FVRD goals are shared OCP goals reflected in OCP vision, principles, actions and policy.

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

	OCP Guiding Principles						
Regional Growth Strategy Goals	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

Chapter 2 – 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 and Urban Design Strategy, Transportation, and Servicing Infrastructure considerations.

~~Using this Document~~

2.1 Land Use & Urban Design Strategy

The Land Use & Urban Design Strategy is Mission's guide~~book~~ for where and how growth and development 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.~~By taking a "Nodes and Corridors" approach to growth, the City is strategically allocating future growth and development primarily towards the Downtown, Waterfront, Neighbourhood Centres, and corridors where the City already has the highest transit service, highest capacity sewer and water servicing infrastructure, arterial roads, telecommunications, and other services. This approach makes the most efficient use of existing investments in City infrastructure and amenities while increasing access to daily needs from residents' homes. Residents will be able to access employment, schools, recreation,

shopping, and services within a connected, attractive, and convenient mobility network of transportation options. This will help to create a more livable Mission for all.

The Land Use & Urban Design Strategy ~~also includes~~provides direction for land use, urban design, neighbourhood planning, ~~specific types of growth and growth management tools, including~~ the Urban Growth Boundary, an ~~Rural Mission Strategy, and Rural~~ Industrial Plan, and a Rural Mission Strategy.

~~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.~~

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 built form structure for the entire city, from the downtown core to its rural north and Municipal Forest.

With ~~22 24~~ 23 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~~ development. The designations are ~~is~~ tailored to ensure that land is used efficiently ~~and responsibly~~, balancing the needs of residential, commercial, industrial, agricultural, and recreational activities, and h~~. At the same time, these designations h~~elping 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. Future design guidelines must provide clear direction for more nuanced urban design outcomes related to distinct land use designations and specific built form typologies to ensure that the City grows with good urban design. ~~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. A focused and comprehensive approach to future Design Guidelines work for form and character is included within this section.

~~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.

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. T~~, the following outline key

priorities, entitlements, and opportunities for using land use planning, including Zoning Bylaw regulation, to achieve the City's overall vision. Specifically for urban design, it is important to recognize that more detailed Development Permit Area guidelines must be created to help provide further nuance and specificity to the high-level urban design policy included within this OCP.

Action Items

a) Investigate the use of inclusionary zoning to deliver affordable housing.
b) Investigate opportunities to delegate design approvals and variances to staff to:
    a. Streamline approvals processes; and
    b. Reduce subjective evaluation.
~~b) Prepare comprehensive City-wide Urban Design Guidelines.~~
c) Prepare a new Development Permit Area form and character map with corresponding sections for:
    a. General Design Guidelines, including overall guidelines for all residential and mixed land use projects to achieve.
    b. Design Guidelines for Primary and Secondary Neighbourhood Centres and the Downtown that require planning for the full identified centre so that individual development integrates cohesively with adjacent development within a Neighbourhood Centre.
    c. Design Guidelines by specific building types including, commercial, institutional (recognizing jurisdictional boundaries), and industrial.
    d. Prioritization of public views over private views
    e. Considering active transportation planning in new development~~Prepare new Development Permit Area guidelines for form and character to reflect the new land use designations in this OCP.~~.
    f. Outlining design elements that can be adjusted based on unique geographic features.
    g. Ensuring commercial development provides adequate parking shared by customers, staff, and building residents.
    ~~a.~~h. Frameworks for delegating variances to City Administration.

Policy

~~c)~~d) Review development applications ~~with~~ from a neighbourhood-level perspective, ensuring individual applications contribute to the long-term comprehensive development of ~~the~~ neighbourhoods.
e) Ensure strata development serves the public interest and develops in a manner that positively contributes to the long-term comprehensive development of neighbourhoods
~~d)~~f) Allow public utilities, community services, paths, trails, open space, and parks in all land use designations, consistent with Provincial legislation and regulations.
g) Allow urban agriculture within all land use designations located within the OCP Urban Growth Boundary.
h) Allow daycares that meet legislative and licencing requirements in all land use designations.

~~e)~~i) Ensure the City maintains a standardized engagement approach for land use planning projects.

~~f)~~j) Prioritize the following community benefits when allowing density bonuses:

a. Affordable housing;

~~b.~~ Health and social welfare spaces;~~Emergency shelter space (extreme heat or cold or natural disaster temporary accommodation~~

b.

c. Childcare facilities;

d. Youth facilities;

~~d.~~e. Parkland;

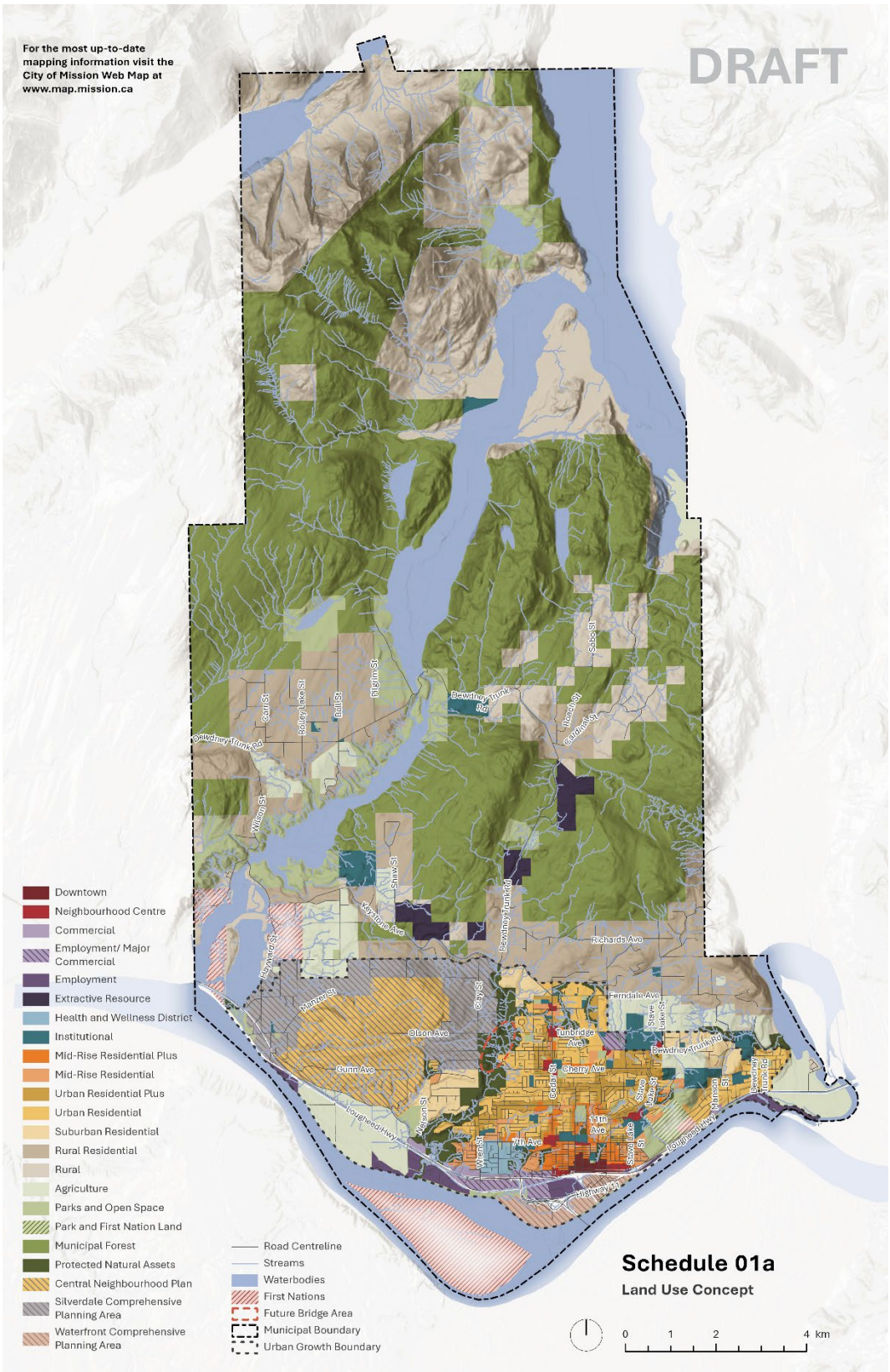
~~e.~~f. Plazas and other outdoor public spaces;

~~f.~~g. Public indoor cultural spaces

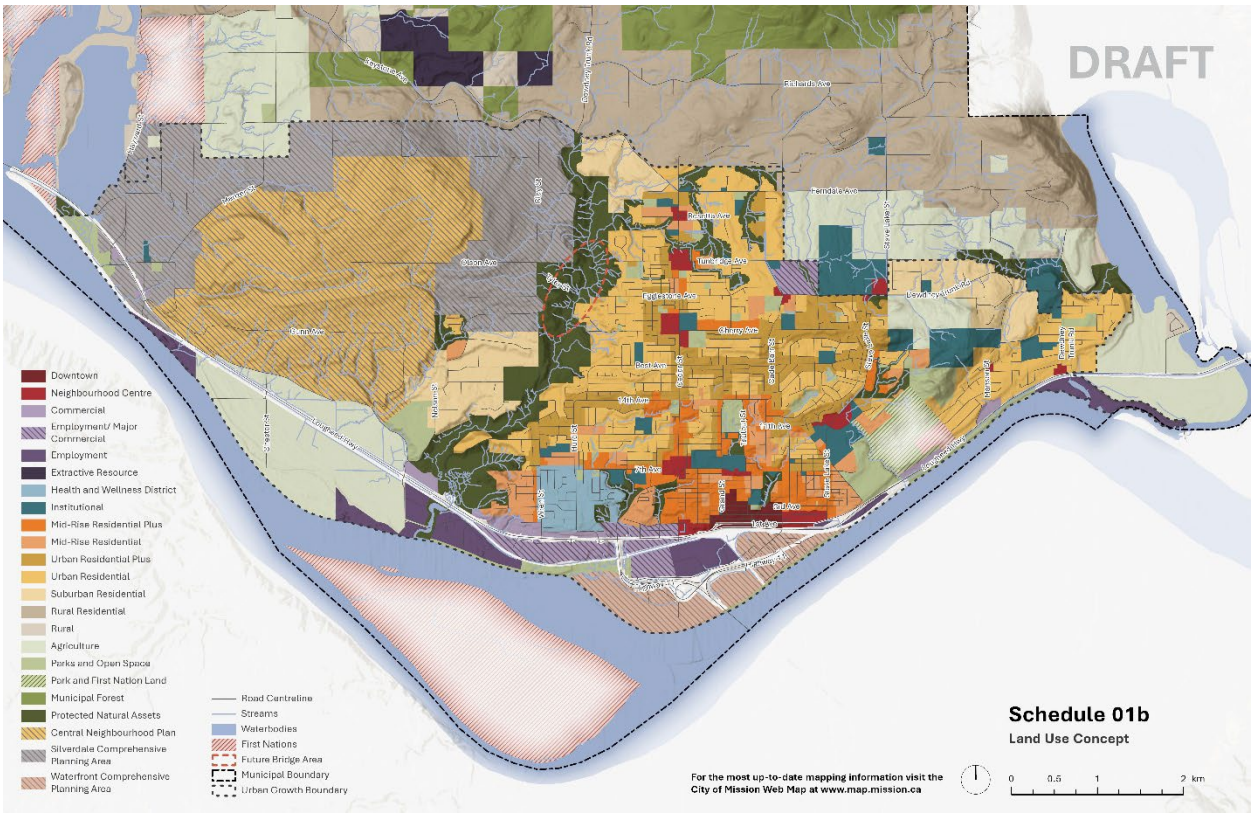
h. Other benefits that support emergent or priority community needs within the Local Government Act's eligible categories, subject to Council endorsement.

k) Discourage rezoning proposals that preclude the potential for a higher density development on adjacent lands.

~~g)~~l) Support lot consolidations and discourage individual lot orphaning to enable cohesive and comprehensively planned redevelopment.



Schedule 01a: Mission's Overall Land Use Concept



Schedule 01b: Land Use Concept focused on Mission's Urban Growth Boundary

2.1.1.2 Downtown

As Mission's historic heart, ~~densest~~ most densely developed neighbourhood, and gathering place for the arts, shopping, festivities, civic engagement, and more, the Downtown is a unique, historic, 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~~ higher densities and types of developments that will help its businesses ~~continue to~~ thrive. ~~For these reasons~~

Downtown is envisioned to continue growing upwards, 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. Downtown will become an even more connected place, with streets, laneways, and connections throughout designed to prioritize safe 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.

a) Land Uses

a. Commercial
b. Institutional
c. Mixed-Use
d. Residential

b) Density
    a. Within the Transit Oriented Area (Bylaw 6292-2024)
        i. Tier 4 Minimum Allowed FSR: 3.5
        ii. Tier 5 Minimum Allowed FSR: 2.5
        iii. Maximum Bonusable FSR: 6.0
    b. Outside the Transit Oriented Area
        i. Minimum FSR: 1.0
        ii. Maximum FSR: 4.5
        iii. Maximum Bonusable FSR: 6.0
c) Height
    a. 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
    b. 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:
    a. Requiring development greater than six storeys in height to step back from the streetwall above six storeys.
    b. Locating surface parking behind commercial buildings.
    c. Restricting ~~servicing and~~ vehicle access across sidewalks along Downtown frontages.
    d. 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.

Action Items

~~m) Prepare additional design and development guidance for the Downtown through future local planning that focuses on:~~

~~a. Preserving the heritage character of 1st Avenue and Railway Avenue.~~

~~b. 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.~~

~~c. Sensitively implementing Provincial TOA regulations.~~

~~d. Identifying priority areas and mechanisms for parkspace acquisition, with a key focus on parkland for active recreation activities.~~

~~e. 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).~~

~~f. Implementing key pedestrian, and multi-modal connections between Downtown and the Waterfront.~~

~~n)~~m) Encourage greater population density downtown by establishing minimum residential densities for development through Zoning Bylaw updates.

Policy

~~o)~~n) Allow for innovative and creative mixing of uses in Downtown development, embracing opportunities to deliver additional amenities, community spaces, and services to residents.

~~p)~~o) Prioritize commercial development on the ground floor and ~~L~~limit residential uses to the second storey and above on North Railway Avenue, 1st Avenue, and 2nd Avenue.

~~q)~~p) Prioritize the further development of 1st Avenue and Railway Avenue as Downtown's commercial, cultural, and entertainment heart.

~~r)~~q) Support the development of institutional uses along 2nd Avenue, fostering an emerging culture district.

~~s)~~r) Require all at-grade residential units to have direct access facing the street for all other multi-residential development not located on North Railway Avenue, 1st Avenue, or 2nd Avenue.

~~t)~~s) 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)~~t) Ensure development conforms with and supports the relevant the Downtown area policies in this document.

2.1.1.3 Neighbourhood Centre

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 meet 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~~ two categories of Neighbourhood Centre are proposed: Primary Neighbourhood Centre and~~,~~ Secondary Neighbourhood Centre~~, and Rural Neighbourhood Centre~~. These 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 02 distinguishes between Primary and Secondary Neighbourhood Centres.

a) Land Uses
    a. Commercial
    b. Institutional
    c. Mixed-use
    d. Residential
b) Density
    a. Primary Neighbourhood Centre
        i. Minimum FSR: 1.0
        ii. Maximum FSR: 2.0
        iii. Maximum FSR with Community Benefits: 3.0
    b. Secondary Neighbourhood Centre
        i. Minimum FSR: 0.5
        ii. Maximum FSR: 1.5
        iii. Maximum FSR with Community Benefits: 2.0
c) Height
    a. Primary Neighbourhood Centre
        i. Maximum Height: 6 storeys
        ii. Maximum Height with Community Benefits: 8 storeys
    b. 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:
    a. Requiring development greater than six storeys in height to step back from the streetwall above six storeys.
    b. Locating surface parking behind commercial buildings.
    c. Consolidating servicing and vehicle access to Neighbourhood Centres to as few entrances per development as possible.
    d. 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)~~m) Require all ground floor uses be grade-oriented to ensure direct and safe access for users of all ages and abilities.
~~p)~~n) 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.

2.1.1.4 Health and Wellness ~~District~~ Hub

The Health and Wellness ~~District~~ Hub 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~~ coordinates the ~~important and~~ distinct nature of the area surrounding the Mission Memorial Hospital. ~~The Health and Wellness District area~~It provides opportunities for strategic growth and investment in healthcare, ancillary healthcare-supportive ~~services~~community, medical, and~~,~~ wellness services, as well as mixed-use and multi-unit ~~and~~ housing. This destination ~~that~~ supports professionals in healthcare, ~~and~~ individuals benefiting from care, and residents in general.~~, 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~~ Hub neighbourhood plan is complete, these lands will be amended in the OCP to reflect the newly established planning framework.

a) Land Uses
    a. Commercial
    b. Institutional
    c. Mixed-Use
    d. Residential
b) Density
    a. Minimum FSR: 0.5
    b. Maximum FSR: 2.0
    c. Maximum FSR with Community Benefits: 3.0
c) Height
    a. Maximum Height: 6 storeys
    b. Maximum Residential Height: 3 storeys (in residential buildings that are not mixed-use or developed in accordance with the City's Density Bonusing provisions)

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:
    a. Requiring development greater than six storeys in height to step back from the streetwall above six storeys.
    b. Locating surface parking behind commercial buildings.
    c. Consolidating servicing and vehicle access to as few entrances per development as possible.

   d. 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~~ Hub and remove this designation from the OCP following adoption of a neighbourhood plan for the Health and Wellness ~~District~~Hub.

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~~health and social welfare 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.

2.1.1.5 Mid-Rise Residential

Mid-Rise Residential is a broad designation intended to allow for apartments up to 4-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.

a) Land Uses
   a. Residential
   b. Commercial

b) Density
    a. Minimum FSR: 0.5
    b. Maximum FSR: 2.0
    c. Maximum bonus FSR for rental apartments: 1.0
    d. Maximum FSR with bonus: 3.0
c) Height
    a. Maximum Height: 4 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.
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) Limit maximum heights through neighbourhood plans to establish clear transition zones between areas of higher and lower development intensity.

Policy

p) Allow flexibility for developments that incorporate or protect heritage buildings.
q) Ensure a hierarchy of residential built forms is supported so that a respectful transition between Neighbourhood Centres and Urban Residential can be established.
r) Allow limited commercial uses at-grade in transitional zones between Neighbourhood Centres and Urban Residential areas.
s) Allow accessory commercial uses associated with a residential care, childcare facility, local small-scale food or grocery services.
t) Allow live-work units at-grade.

2.1.1.6 Mid-Rise Residential Plus

Mid-Rise Residential Plus recognizes strategic areas around the Downtown, Primary Neighbourhood Centres, and limited corridors where additional development intensity may be

warranted. This designation allows for the same typologies as Mid-Rise Residential, but with additional opportunities for height up to 6 storeys.)

As with the Mid-Rise Residential designation, Mid-Rise Residential Plus 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.

a) Land Uses
    a. Residential
    b. Commercial
b) Density
    a. Minimum FSR: 0.5
    b. Maximum FSR: 2.0
    c. Maximum bonus FSR for rental apartments: 1.0
    d. Maximum FSR with bonus: 3.0
c) Height
    a. 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.
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) Limit maximum heights through neighbourhood plans to establish clear transition zones between areas of higher and lower development intensity.

Policy

a) Allow flexibility for developments that incorporate or protect heritage buildings.

b) Ensure a hierarchy of residential built forms is supported so that a respectful transition between Neighbourhood Centres and Urban Residential can be established.
c) Allow limited commercial uses at-grade in transitional zones between Neighbourhood Centres and Urban Residential areas.
d) Allow accessory commercial uses associated with a residential care or childcare facility.
e) Allow live-work units at-grade only.

2.1.1.7 Urban Residential (SSMUH)

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 and Mission's Zoning Bylaw include duplexes, triplexes, fourplexes, and infill townhouses up to

a) Land Uses
    a. Residential
    b. Home Occupation
b) Density
    a. Maximum FSR: 0.75
c) Height
    a. 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.

Policy

j) Allow flexibility for developments that incorporate or protect heritage buildings.
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.
~~Allow residential development intensity up to stacked townhouses where appropriate zoning allows them.~~

2.1.1.8 Urban Residential Townhouse

The Urban Residential Townhouse designation permits the same variety of principal residential uses as Urban Residential with the addition of increased density up to 1.0 FSR and the ability to develop townhouses with secondary suites, back-to-back townhouses, and stacked townhouses.

a) Land Uses
    a. Residential
    b. Home Occupation
b) Density
    a. Minimum FSR: 0.5
    b. Maximum FSR: 1.0
c) Height
    a. 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.

Policy

j) Allow flexibility for developments that incorporate or protect heritage buildings.
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.

2.1.1.~~7~~9 Suburban Residential

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.

a) Land Uses
    a. Residential
    b. Home Occupation
    c. Agriculture
b) Lot Size
    a. Minimum lot size for lots with water and sewer and/or approved on-site septic system: 0.1 hectares

b. 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.
~~n)~~o) Ensure development is consistent with the regulations of the Agricultural Land Commission for parcels located on Agricultural Land Reserve.

~~*2.1.1.8 10 Rural Neighbourhood Centre*~~

~~Rural Neighbourhood Centres are intended to be the focal pointshubs of local community life that provideand a central gathering places for residents. These often look like standalone, local-serving commercial uses or community halls. The goal of Rural 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.~~

~~a) Land Uses~~
~~a. Commercial~~
~~b. Institutional~~
~~c. Residential~~
~~b) Density~~
~~a. Rural Neighbourhood Centre~~
~~i. Maximum FSR: 0.20~~
~~c) Height~~

~~a. 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.~~

2.1.1.~~9~~ 10 Rural Residential

The Rural Residential designation is intended to allow for larger-lot, un-serviced residential development outside the Urban Growth Boundary, and proposes no densification beyond the existing permissions.~~.~~ 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.

a) Land Uses
    a. Residential
    b. Home-Occupation
    c. Agriculture
b) Density
    d. Maximum: 1.42 units per hectare
c) Lot Size
    e. 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.

2.1.1.11~~0~~ Rural

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. This designation proposes no densification in Rural areas beyond current permissions.

a) Land Uses
    a. Residential
    b. Agriculture

~~b) Density~~

~~a. Minimum: 0.125 units per hectare~~

~~b. Maximum: 0.625 units per hectare~~

~~c)~~b) Lot Size

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

Policy

~~d)~~c) Allow for a range of residential uses including residential care and secondary units where on-site servicing can support them.

~~e)~~d) Encourage the sale of locally produced agricultural products on-site.

e) Limit the expansion of commercial-scale agriculture.

f) Ensure development is consistent with the regulations of the Agricultural Land Commission for parcels located on Agricultural Land Reserve.

2.1.1.12~~11~~ Institutional

This designation represents Mission's social infrastructure, providing~~es~~ vital services and amenities to ~~local communities and the City as a whole~~community with cultural events, sports facilities, wellness uses, daycares, and much more. 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 and expanded social infrastructure~~in Mission~~.

a) Land Uses
   a. Institutional
   b. Mixed-Use Residential
   c. Commercial
b) Density
   a. Minimum FSR: 1.0
   b. Maximum FSR: 1.5
   ~~b.~~c. Minimum FSR in the Downtown Transit Oriented Area: 2.5
   ~~c.~~a. ~~Maximum FSR: 1.5~~
   d. Maximum FSR with Community Benefits: 3.0
c) Height
   a. Maximum Height: 6 storeys
   b. 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:
   a. Requiring development greater than six storeys in height to step back from the streetwall above six storeys.

b. Locating surface parking behind commercial buildings.
c. Consolidating servicing and vehicle access to Neighbourhood Centres to as few entrances per development as possible.
d. 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.
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.

2.1.1.13~~2~~ Employment & Major Commercial

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.

Recognizing that the Lougheed Corridor west of the Cedar Valley Connector is a vehicle-oriented place served directly by major highways with a lack of community amenities, lands with this designation are not intended to be developed with residential uses. However, in certain circumstances, residential uses located above employment or commercial uses can be considered with performance conditions satisfied through Development Permit Area guidelines~~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~~.

a) Land Uses

a. Commercial
b. Employment
c. Institutional
d. 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.

~~*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)~~j) Encourage a mix of living-wage employers that elevate the City's community profile for employment and commercial uses across development sites.
~~l)~~k) 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.
l) Encourage the co-location of "creative" uses such as coffee roasters, breweries, and industrial design-to-light-manufacturing enterprises to create localized destinations.
m) Expedite development of employment uses by delegating variance approvals to City Administration.

2.1.1.1~~3~~4 Commercial

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.

a) Land Uses

    a. Commercial
    b. Employment
    c. Institutional
    d. Mixed-use Residential
b) Density
    a. Minimum FSR: 1.0
    b. Maximum FSR: 1.5
    c. Maximum FSR with Community Benefits: 3.0
c) Height
    a. Maximum Height: 6 storeys

Urban Design

d) Transition building height to lower density neighbouring developments.
e) Incorporate appropriate setbacks from neighbouring lower-density residential properties.
f) Orient buildings towards all street frontages.
g) Optimize site layout and building orientation to maximize sunlight and views.
h) Maximize ground-level activation by requiring ground-oriented units along all non-laned frontages.
i) Prioritize incorporating all parking within the building footprint.
j) Locate parking areas larger than a double-loaded lane of parking behind buildings.
k) Screen parking areas larger than a double-loaded lane of parking from view from public streets.
l) Use setbacks to provide space for private patios and stairs.
m) Create a clear distinction between private and public realms along frontages through distinct walkways, fencing, planting, and elevation changes.
n) Require loading areas to be located internally within buildings wherever possible.
o) Where internal loading is not possible, locate loading bays, outdoor storage, and garbage enclosure areas behind buildings and separated from view from public streets.
p) 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.
q) Encourage large-scale development in these areas to provide privately-owned public spaces, including plazas or parklets.
r) Encourage innovative higher density stacked structures comprised of multiple floors of industrial spaces.
s) Provide adequate screening of at-grade parking and façade activation in instances where employment uses at-grade are not economical to provide.
t) Limit off-site impacts, such as noise, heat, odour, dust, vibration, light, or waste impacts that are disruptive to adjacent uses.

Policy

u) Provide only commercial uses at-grade for mixed-use residential development fronting the Lougheed Highway.
v) Allow commercial, retail, institutional, and office space above grade.

w) Encourage the co-location of "creative" uses such as coffee roasters, breweries, and industrial design-to-light-manufacturing enterprises to create localized destinations.

2.1.1.15~~4~~ Employment

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

a) Land Uses
    a. Employment
    b. 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.

Policy

l) Allow limited retail space at-grade and 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.

2.1.1.16~~5~~ Rural Industrial

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.

a) Land Uses
    a. All sites designated Rural Industrial:
        i. Resource Extraction
        ii. Resource Processing
    b. Following a site-specific OCP amendment to lands designated Rural Industrial:
        i. Employment
        ii. Commercial
        iii. Institutional
        ~~ii.~~iv. Other uses as supported by Council

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.

2.1.1.17~~6~~ Agriculture

This includes all lands ~~designated~~ located within the Agricultural Land Reserve (ALR) as identified 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.

a) Land Uses
    a. Agriculture
    b. Residential

Action Items

b) Review and update the Zoning Bylaw as necessary to ensure the development of agri-tourism activities and value-added production on ALR lands are adequately supported provided they comply with the Agricultural Land Commission Act and ALR Use Regulation~~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~~ near the Lougheed Highway ALR lands in Silverdale to enhance agricultural viability.
e) Encourage active farming operations throughout Mission's ALR properties.
f) Allow the development of residential development with accessory units that are consistent with the ALCA and ALR Use Regulation~~Allow the development of residential development with accessory units~~.

2.1.1.18~~7~~ Parks and Open Space

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.

a) Land Uses
    a. Recreation
    b. Protected Natural Assets
    c. 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 existing parks and open spaces when park improvements and recreation infrastructure are being developed.
d) Recognize that some changes to the natural landscape and ecological features within new parks may be required to fully develop into usable park space through sound environmental and park planning practices.
e) Avoid or minimize use of parks for public infrastructure unless done through agreement with the Director of Parks and Recreation.
~~c)~~
f) 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.
g) Connect parks and green spaces by trails or active transportation links where possible.
h) Ensure development is consistent with the regulations of the Agricultural Land Commission for Parks and Open Space parcels located on Agricultural Land Reserve.
i) Integrate Parks and Open Space with regional and provincial parks and open spaces by enhancing active transportation connections between communities and recreational areas.
~~d)~~
~~e) Permit urban agriculture in parks and open spaces.~~

2.1.1.~~18~~ 19 Municipal Forest

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.

a) Uses
    a. 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~~investment, 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.

2.1.1.~~19~~ 20 Protected Natural Assets

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.

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) Provide negotiated density/land value transfer credits for landowners conveying PNA to the City where applicable to protect PNA designated areas on the same development properties.

~~c)~~d) Areas designated as PNA may also require rehabilitation to ensure long-term ecosystem health and productivity.

~~d)~~e) ~~Prioritize the use of Protected Natural Assets as~~ Consider including active transportation corridors within the edge portions of Protected Natural Asset designated areas in alignment with sound environmental planning practice.

~~e)~~f) Require boundary revisions where requested to be accomplished within the subject development property and with no net loss of the PNA area or quality of the PNA.

g) 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.

~~f)~~h) Engage in regional benchmarking and best practices review with partners throughout the Lower Mainland.

2.1.1.~~20~~ 21 Silverdale Comprehensive Planning Area

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.

~~*Action Items*~~

~~a) Undertake a City-initiated review to update the CNP boundary so it can incorporate remnant parcels and benchlands non-contiguous to parcels outside the CNP.~~

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:

a. Substantial employment lands;
b. Significant commercial development;
c. Schools;
d. Parks;
e. Active transportation networks and connections;
~~e.~~f. Outdoor sports complex; and
~~f.~~g. Other priorities of Council as directed at the outset of neighbourhood planning.

2.1.1.~~21~~ 22 Waterfront Comprehensive Planning Area

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~~.

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.

2.1.1.~~22~~ 23 Park and First Nation Land

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 N~~n~~ations.

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.

2.1.1.~~23~~ 24 First Nations

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.

2.1.2 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.

Existing Plans

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 guides the growth and development of the Cedar Valley neighbourhood. It outlines land use designations, infrastructure planning, and environmental protection considerations to accommodate residential, commercial, and industrial needs. The plan includes local employment areas, such as the proposed Cade Barr Business Park, to provide job opportunities and support economic growth. 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~~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~~incorporates some commercial, connecting trails, a park, 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.

Future Plans

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 neighbourhood character, 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.

Health and ~~Wellness District~~Wellness Hub Neighbourhood Plan

The Health and ~~Wellness District~~Wellness Hub Neighbourhood Plan is intended to coordinate future growth and change around the area surrounding the Mission Memorial Hospital. The Health and ~~Wellness District~~Wellness Hub 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~~support this medical employment centre.

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.

2.1.2.1 Preparing Neighbourhood Plans

When developing a new neighbourhood plan, a standardized approach allows for continuity in planning processes ensuring public consultation, community input, and technical and senior government considerations are embedded. Land use designation planning has been completed through existing neighbourhood plans and the OCP update. The Health and ~~Wellness District~~Wellness Hub, Cherry Avenue Special Study Area, and the Silverdale Comprehensive Planning Area will all require further land use planning. The Lougheed Corridor has also been included for further neighbourhood planning as part of the OCP. Design Guideline work for form and character will be part of a comprehensive approach, therefore, neighbourhood planning work except for areas requiring further land use designation planning, will focus on social, environmental, parks and culture, active transportation, public transit infrastructure and services.~~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, including interdepartmental, resident, and stakeholder collaboration.
e) Ensure that future neighbourhood plans include the following information at a minimum:

a. Definition of the plan area;
b. Public engagement to identify local character and community needs;
c. Assessment of parks, community facilities, and their service capacities;
d. Assessment of heritage sites and opportunities for heritage preservation;
e. Assessment of servicing infrastructure conditions and capacities;
f. Assessment of social needs and social infrastructure;
~~f.~~g. Land use diversity and potential amendments of existing Neighbourhood Centre boundaries or locations for new Neighbourhood Centres;
~~g.~~h. Active transportation infrastructure;
i. Urban design considerations;
~~h.~~j. Transit infrastructure and facilities;
~~i.~~k. Development phasing and public investment;
~~j.~~l. Risk impacts of climate change;
m. Assessment of ecosystem areas;
n. Projected time until full build-out;
o. Intended timing for reviews and updates; and
~~k.~~p. Process and criteria for future amendments.

f) Adopt all future neighbourhood plans as appendices to the OCP bylaw.

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~~Action Items

a) ~~Facilitate~~Conduct a City-initiated boundary review of ~~changes to lands adjacent to~~ the Central Neighbourhood Plan (CNP) to identify any lands adjacent that may warrant inclusion in the CNP area. The review should include ~~by way of community consultation and~~ a staff report to Council that considers factors such as:

- Findings from community consultation;
- 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.

Policy

~~a)~~b) Support applications to amend neighbourhood plans when the following conditions are met:

a. The proposed amendment aligns with the goals and objectives of the OCP;

b. The proposed amendment aligns with the goals and objectives of the neighbourhood plan;
c. The proposed amendment integrates with the existing or proposed road network and servicing infrastructure;
d. Costs to extend any road or servicing infrastructure associated with the amendment are borne solely by the applicant; and
e. 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)~~c) Support applications to add lands to an existing neighbourhood plan when the following conditions are met:

a. The proposed addition aligns with the goals and objectives of the OCP;
b. The proposed addition aligns with the goals and objectives of the neighbourhood plan;
c. The proposed addition is contiguous, naturally connected, and a logical extension to the existing neighbourhood plan;
d. The proposed addition integrates with the existing or proposed road network and servicing infrastructure;
e. Costs to extend any road or servicing infrastructure associated with the addition are borne solely by the applicant; and
f. A public engagement process has been undertaken by the applicant prior to Council consideration of the amending bylaw.

~~c)a) 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.~~

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 sufficient land available within the current Urban Growth Boundary to accommodate over 50 years of population growth~~. 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~~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. The UGB is also reflected in the FVRD's Regional Growth Strategy as a Regional Growth Boundary. 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:
    a. 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.
        iv. 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;
        v. Demonstration of exceptional public benefit warranting consideration of an Urban Growth Boundary amendment; and
        vi. Adherence to all OCP and Environmental Charter policies, regulations, and provisions.

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 and close to parks and recreation amenities.

Exhausted Sand and Aggregate Pits

d) Prioritize the use of exhausted sand and aggregate pits for:
    a. Employment-generating uses;
    b. Recreational and parks uses;
    c. Adventure-tourism supportive uses such as staging, parking, and trail access;
    d. Municipal Forest operations, including potential value-added manufacturing;
    e. Environmental rehabilitation;
    f. 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~~ supports .
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~~ developments.
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 jurisdiction.

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)~~l) Leverage Municipal Forest operations to responsibly expand and support recreation opportunities in Mission where deemed appropriate by the Forestry Department.

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~~Rural Mission has its own unique community identity and 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~~initiated immediately following ~~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:
    a. 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;
    b. Encourage developments to invest in local groups such as community associations, parent advisory committees, and Fire Hall #2; and
    c. 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)~~e) Identify appropriate locations for ~~the OCP's~~ Rural Community~~Neighbourhood~~ Gathering Places ~~Centre designation~~ where Rural Mission residents can come together.

f) Identify a community park in the Steelhead area and document its intention for the residents of Mission.

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) Ask the Province to monitor aquifers in Rural Mission.

~~h)~~i) Consider phasing or establishing rates for residential expansion and clustering, variances, or incentives for developers providing trails or natural area access.

~~i)~~j) Discuss whether existing minimum lot sizes in rural areas should be larger than currently allowed.

~~j)~~k) 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)~~l) Continue to develop and strengthen bylaws and policies that protect Mission's tree canopy and mature trees~~Consider developing a Tree Protection Bylaw specifically for new residential development in Rural Mission~~.

~~l)~~m) Consider expanding street lighting at key intersections throughout Rural Mission if warranted.

~~m)~~n) Manage the impacts of expanding tourism and recreation in Rural Mission, balancing the economic opportunities with the safety and security of residents.

~~n)~~o) Ensure daycare space is considered for inclusion in future Rural Mission developments.

~~o)~~p) 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 are managed through transportation master planning that intersects OCP priorities, the City's urban design strategy, and active transportation, Complete Streets, and Vision Zero mobility planning. Supporting a full-network and multi-modal approach ensures steps to becoming a more sustainable, livable, and inclusive community. Together, these actions will ensure moving around Mission and throughout the region is easy and efficient, increasing access and mobility for everyone~~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.

The City has an adopted Transportation Master Plan that guides multi-modal transportation infrastructure and program decision-making across the community. The plan is scheduled for periodic updates to ensure it aligns with updated land use plans and strategies. While this Transportation Strategy sets high level actions and policies, details can be referenced in the latest Transportation Master Plan.

2.2.1 Primary Transportation Action Items

These actions ~~will help to kick-start implementation Mission's Transportation Strategy, identifying~~ key guiding directives that will help to implement the transportation plan and 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 and corridors, ensuring a connected network of walking, cycling, transit, and driving options.

~~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)~~c) Cooperate with the ~~FVRD~~ regional partners to provide a unified regional perspective to the Province about transportation improvements in Mission.

~~e)~~d) Investigate reducing or eliminating minimum parking requirements across all zones, allowing market forces to determine appropriate parking supply.

~~f)~~e) Plan for new mobility services and devices that can increase alternative transportation mode shares~~Solicit interest from operators of micromobility services, such as bike-shares, e-bikes, and scooters, to expand active transportation options in Mission~~.

~~g)~~f) ~~Support~~ Prioritize investments in active transportation infrastructure ~~to improve travel times for all residents by reducing reliance on automobile travel~~.

~~h)~~g) Design new ~~collector and local roads to include pedestrian and cycling infrastructure that enhances safety and encourages active transportation~~infrastructure to align with the Transportation Master Plan recommendations.

~~i)~~h) Require new ~~communities~~ developments be designed with strong connectivity for all modes of travel to ensure seamless integration of active, transit, and vehicular networks.

~~j) Require new communities be designed to ensure seamless integration of active, transit, and vehicular networks.~~

~~k)~~i) Require all new developments ~~within the Urban Growth Boundary~~ to incorporate active transportation infrastructure consistent with the City's transportation planning.

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) Update this Official Community Plan section upon adoption of Transportation Master Plan updates.

~~a)~~b) Enhance requirements in the Zoning Bylaw for transportation demand management measures for new developments, with increased requirements where there are zero parking requirements~~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)~~c) ~~Develop a process for acquiring~~Acquire easements and access points through development that enhance connection between key active transportation and transit routes throughout the city.

~~c)~~d) Coordinate the funding and implementation of bicycle facility improvements with road construction or reconstruction work in conjunction with the Transportation Master Plan, Utilities Master Plan, and parks planning~~n~~.

~~d)~~e) Prioritize active transportation projects in capital budgeting that enhance connections between Neighbourhood Centres and the Downtown and to transit routes through new sidewalks, paths, and trails that fill missing links in the active transportation network.

Policy

f) Coordinate active transportation planning with urban design guideline planning.
g) Ensure transportation planning intersects with future comprehensive urban design strategy development to ensure a multi-modal mobility network that prioritizes safety, efficiency and attractiveness.
~~e)~~h) Require Neighbourhood plans to incorporate internal active mode connections and connections to the rest of the City.
i) Collaborate with the ~~Ministry of Transportation and Infrastructure~~Province to prioritize adding protected, active transportation infrastructure along Highway 7 and Highway 11 to enhance safety for pedestrians and cyclists using these corridors.
j) Work with the FVRD to ensure there is a streamlined and coordinated approach to active transportation on regional networks across jurisdictional boundaries.

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) Work with BC Transit to implement the network concepts and service levels outlined in the Transit Future Action Plan.
~~b)~~c) 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)~~d) Develop a new bus exchange in conjunction with BC Transit consistent with the Waterfront Revitalization Master Plan.
e) ~~Develop a bus stop improvement plan~~Prioritize improving bus stops to increase overall transit stop comfort, amenities, design, and user information over time.
~~d)~~

Policy

~~e)~~f) Advocate to TransL~~t~~ink and the Province for bi-directional, more frequent, and weekend West Coast Express commuter rail service that reflects the needs of residents within Mission and surrounding areas of the region.

f)g) Focus transit investments ~~in~~on increasing transit frequency and adding new routes to areas planned for the greatest growth in schools, population, and employment, including Neighbourhood Centres and the Downtown.

g)h) Encourage transit-oriented development to support transit within walking distance of bus routes and the Provincially-identified TOA.

h)i) 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, and Hope.

i)j) Promote the use of the ~~West Coast Express~~transit as an alternative to the private automobile for travel between Mission and Vancouver.

k) Work with ~~Translink~~TransLink and BC Transit to provide BC Transit bus service to Maple Ridge to connect with ~~Translink's~~TransLink's broader network.

j)l) Encourage BC Transit to engage with youth and seniors and other demographics that compromise large portions of ridership in ways that maximize participant involvement.

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~~ Transportation 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~~ enable roundabouts in new community developments where viable.
d) Identify opportunities for introducing roundabouts at appropriate locations in the community where viable.

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~~ throughout 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.

f)g) Reduce the severity and number of collisions on Mission's roads through education, enforcement, and infrastructure, improving safety for vulnerable road users.

2.2.5 Railways

Mission as we know it today first boomed with the Canadian Pacific Kansas City (CPKC) 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~~ Advocate CPKC 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~~ Advocate ~~with~~ CPKC rail to address the use of railway horns in and near residential areas.
c) Work with CPKC Rail to address wheel squeal by adding a lubrication system to the two curves at the rail interconnect.
d) Work with CPKC Rail to explore opportunities for multi-use pathways alongside the railway corridor to improve active transportation and recreational connectivity.

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. This aligns with the OCP's land use approach, as encouraging infill development along key corridors will help deliver efficient and cost-effective municipal services while supporting Mission's sustainable growth objectives.

Through thoughtful planning and coordination with senior government 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.

Action Items

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

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. Together, the Abbotsford Mission Water and Sewer Commission (AMWSC) manages these shared assets and implements the Water Efficiency Plan.

~~*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

a) Continue implementation of the AMWSC Water Efficiency Plan and any successor document.
b) Collaborate with the FVRD on matters related to municipal water systems near the FVRD's jurisdictional boundary, including future expansions, upgrades, and service coordination.

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.
~~g)~~h) Encourage outdoor and indoor water reduction strategies early on in building design phase.

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*~~

~~b) Implement the Utilities Master Plan and any successor servicing infrastructure plans.~~

Policy

a) Collaborate with the FVRD on matters related to municipal sewer systems near the FVRD's jurisdictional boundary, including future expansions, upgrades, and service coordination.
~~a)~~b) Require Comprehensive Planning Areas to include a review of the municipal sanitary sewer service as part of the planning process.
~~b)~~c) Require all new developments in the Urban Growth Boundary to connect to Mission's municipal wastewater system, except where Zoning does not require or in extenuating circumstances such as former resource extraction sites and existing private servicing systems, with Council approval.
~~c)~~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.
~~d)~~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.
~~e)~~f) Plan for the full build-out of Mission's water and sanitary systems when reviewing development proposals, ensuring capacity for long-term growth.

~~f)~~g) Design and construct new utilities to minimize their environmental impact and to withstand the effects of climate change, ensuring long-term sustainability.

~~g)~~h) Adapt existing water and sanitary infrastructure to climate change by exploring and implementing innovative technologies, such as smart meters and climate-resilient materials.

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)~~a) 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)~~b) Integrate rainwater management practices within the Zoning Bylaw, Development Permit Area guidelines, and other development standards and regulations.

Policy

~~d)~~c) 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)~~d) 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)~~e) Ensure that rainwater infrastructure is publicly accessible and integrated with City-owned parks, open spaces, and facilities.

~~g)~~f) 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.

~~a)~~b) Integrate design direction for telecommunications infrastructure into development permit area guidelines and future Zoning Bylaw updates.

Policy

~~b)~~c) Require greenfield developments to plan for and confirm the provision of shallow utilities alongside the construction of road infrastructure.

~~c)~~d) Ensure the installation and upgrades of shallow utilities are funded by utility providers and developers who will directly benefit from these improvements.

~~d)~~e) Plan for buried utility infrastructure that accommodates tree planting within public rights-of-way.

f) Collaborate with shallow utility providers to proactively identify and plan major infrastructure upgrades and repairs, aligning construction projects to minimize disruption and reduce costs.

~~e)~~g) Work with telecommunication providers to ensure infrastructure is hidden and integrated discretely into new and existing developments.

2.3.5 Waste Management

Mission's waste management program consists of the Mission Landfill, curbside collection of recycling, compost, and garbage, and depot recycling services. The system 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. The growth of the City and continued improvements to waste management practices will also require expansion to Depot recycling services as the current municipal recycling depot is currently at end-of-life. At the same time, the more effective the City can be at diverting and minimizing waste creation, the longer the Mission ~~landfill~~ 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 and the FVRD's Solid Waste Management Plan, including any future successor documents.

b) Participate in regional and provincial initiatives, including around composting and food waste reduction, to achieve targets for waste reduction, reuse, recycling, and materials 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 and provincial regulations and recommended practices around waste management.
e) Investigate the development of a Deconstruction Bylaw and/or 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.
g) Explore expanding current waste diversion and Depot services to include re-purposing and salvaging construction and demolition waste.
~~f)~~h) Explore mechanisms to improve convenience for residents in recycling, composting and reducing solid waste.

Policy

i) Review new development to ensure it is contiguous with the waste management collection area.
~~g)~~j) Review new development to ensure it is compliant with waste management requirements as laid out in applicable City development bylaws and policies.
~~h)~~k) Avoid creating isolated pockets of waste management collection areas.
~~i)~~l) Ensure ~~affordable~~ landfill and recycling access for those outside of the Urban Growth Boundary.

Chapter 3 – Subject Area Policies

Introduction

Planning for a sustainable Mission requires thinking about more than just land use and engineering services. As Mission grows, services and community amenities will need to continue to evolve and respond to the City's emerging needs.

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.

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.

3.1.1 Climate Change & 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. As Mission grows, new development requires trade-offs between providing more housing and preserving natural ecosystems. These policies direct Development Services to implement the community's vision as a resilient, thriving, and complete community ~~by 2050~~that recognizes and addresses climate change through its land use planning.

Goals

- Growth and development occurring in an environmentally sound manner contribute to Mission's climate resilience.
- Development standards allow for innovative and sustainable infrastructure.
- ~~Renewable energy adoption is supported through programs and infrastructure.~~

Action Items

a) Review development and subdivision standards as well as utilities master planning to ensure they enable implementation of innovative green and natural infrastructure~~provide sufficient flexibility to enable innovative green infrastructure implementation~~.

b) Review development design guidelines and the Development and Subdivision Control Bylaw to ensure building design, landscaping, and siting protects environmental assets and enhances the urban ~~forest~~ tree canopy.

Policy

~~b)~~c) Enhance Mission's climate resilience by:

a. Concentrating future growth in strategic areas throughout the city, including Neighbourhood Centres, the Downtown, and transit corridors;
b. Developing public buildings and spaces that meet green rating design standards (i.e. LEED);
c. Providing ~~walkable~~ active transportation-friendly neighbourhood centres throughout Mission that support communities nearby with access to daily needs and services;
d. Protecting and enhancing the urban tree canopy through development approvals;
~~d.~~e. Ensuring new developments are designed to support safe, efficient, and accessible walking, cycling, and transit connections; and~~,~~
~~e.~~f. 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.~~Promote the use of native plants, pollinator opportunities, and reducing pesticide use to protect and enhance pollinator populations.

~~c)~~e) Discourage the use of artificial turf and other artificial landscaping materials.

3.1.2 Food Security

Food security is a vital component of a resilient and sustainable community, ensuring that children, seniors, and all 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.

Goals

- Raise public awareness and action for local food security.

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.

~~a)~~b) Educate the community about programs that encourage donations of food to other non-profit organizations for distribution in the community.

Policy

~~b)~~c) 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)~~d) Work with local secondary and postsecondary institutions to support training and education programs in agriculture and food systems.

~~d)~~e) Work with post-secondary institutions to facilitate agricultural research partnerships and technology transfer to local farmers.

~~e)~~f) Support public awareness programs and events to highlight the role agriculture plays in Mission's economy, such as through collaboration with the Mission Food Coalition.

~~f)~~g) Support the efforts and programs of Fraser Health and non -governmental organizations that promote access to healthy nutritious foods.

~~g)~~h) Support the growth and development of farm markets and stands selling local products directly to consumers.

3.1.3 Ecosystems & Green Spaces

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.

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.

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) Investigate opportunities for establishing a natural assets management plan that provides strategies for managing vegetation, riparian areas, wildlife, tree hazards, and fire management in coordination with the City's Environmental Charter.
~~c)~~d) Review City planning processes to ensure strategies to protect and enhance biodiversity are incorporated, including:
    a. Identifying natural areas for protection through neighbourhood plans
    b. Acquiring natural assets to protect and maintain ~~as parkland~~
    c. Leveraging conservation tools such as covenants, eco-gifting programs, land trusts, and economic incentives to encourage protection on private lands or conveyance to the City
    d. Ensuring protection of areas designated Protected Natural Assets (PNA) on development sites through a process of negotiation that involves a density / land value transfer mechanisms to incentivize development applicants to protect areas designated as PNA. This PNA protection occurs when the density/land value is determined through negotiation and is transferred from a donor site, being a portion of the PNA (e.g. land extending outward from a SPEA or top of bank, depending upon local topography), to a recipient site on the remaining portion of the application site where the land designation allows residential or mixed-use development.
    ~~d.~~e. Incentivizing ecological restoration of riparian or significant natural areas that will improve stream health and functioning
    ~~e.~~f. Using natural buffers as transitions between developed and undeveloped areas.

Policy

~~d)~~e) Support implementation of the Environmental Charter's Action Items.
~~e)~~f) Support efforts to link riparian areas with surrounding natural areas to create an interconnected network that supports habitat connectivity.
g) Support PNA protection on development sites by using a density / land value transfer procedure for areas within a PNA but extending beyond a SPEA or top of bank.
~~f)~~h) Support initiatives that enhance environmental connections between isolated habitats and facilitate wildlife movement.
~~g)~~i) Ensure trails are planned in conjunction with protected natural assets where appropriate and feasible.
~~h)~~j) Ensure trails through protected natural assets are designed to preserve mature trees and other significant features (e.g. design with wide meanders, etc.).
~~i)~~k) Promote and, where possible, incentivize the retention and planting of trees and other climate-resilient landscaping on development sites.

~~j)~~l) 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)~~m) Continue to implement Bear Aware principles into planning and development processes.

~~l)~~n) 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)~~o) Build trails in advance of or at time of construction ~~to prevent NIMBYism~~.

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.

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.

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 & 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. Additionally, as newer and denser forms of housing become the norm, fewer residents have access to traditional backyards. This places a higher demand for parkland to be located nearby, designed for passive and active recreation. 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 and access municipal parks and recreation facilities.

3.2.1 Park Development & Management

Goals

- An integrated system of diverse parks, facilities, trails, natural areas, ~~right-of-ways~~rights-of-way, and urban plazas that supports diverse recreation, leisure, arts and cultural opportunities.
- Partnerships and collaborations enhance the stewardship of parks, trails and natural areas.

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:
    a. Publicly accessible, inviting and well-used by the public;
    b. Designed and programmed for users of all ages and abilities;
    c. Sited in convenient and easily accessible locations;
    ~~c.~~d. Prioritized closest to locations of growth and density;
    ~~d.~~e. Integrated and connected to adjacent streets, parks, greenways, and ~~pedestrian~~ active transportation routes; and,
    ~~e.~~f. 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:
    a. Enhancing access to the Fraser River for residents;
    ~~b. Supporting Experience the Fraser Trail;~~

~~c.~~b. Preserving significant tree stands, significant environmentally sensitive features, and wildlife corridors;
~~d.~~c. Protecting tangible and intangible heritage and cultural resources;
~~e.~~d. Linking existing parks and key destinations; and,
~~f.~~e. 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:
   a. 5% of the total parcel size would be too small for a park or trail component;
   b. No part of the parcel would complement the park or trails system; and,
   c. The area has ~~significant~~ a sufficient amount of parkland and open spaces to meet current and projected needs.

e) Integrate future parks planning with land use planning to ensure gaps in parkland access are proactively planned for.

Policy

f) Encourage development to add improvements to parks and trails where possible.
~~e)~~g) Ensure development of any new park facilities within the ALR, including trails and park facilities, receives approval of the ALC.

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~~ exceed 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.

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.

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 public facilities and amenities ~~infrastructure~~ with use flexibility in mind to maximize utility and ability to serve many functions.
~~d)~~e) Ensure future development appropriately contributes to new facilities, amenities, and recreation infrastructure commensurate with the increased demand for these facilities caused by development.

3.2.3 Trails & Natural Areas

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. Importantly, the policies included within this section should be read in conjunction with the active transportation policies of the Transportation Strategy.

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~~s~~ areas throughout ~~the~~ Mission are accessible to local residents.

Action Items

a) Acquire land that complements the existing and planned 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.

~~e)~~f) Ensure development of any new trails within the ALR receives approval of the ALC.

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.

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.

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.

Action Items

a) Update the ~~Cultural Resources Management Plan~~Public Art Policy.
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~~flexible performance space) 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.
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, ~~downtown and w~~Waterfront, and Neighbourhood Centre 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~~Mission Public Schools, community groups, faith organizations, 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

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~~at risk of being demolished for new development. Appropriately balancing these sometimes competing interests will be important for preserving Mission's built heritage. ~~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.~~

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.

Action Items

a) Utilize heritage conservation tools available from BC legislation including:
    a. Heritage Revitalization Agreement
    b. Heritage Alteration Permit
    c. Designation of Heritage Conservation Areas
    d. Temporary Heritage Protection Order
    e. 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.
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.
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~~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.
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'éwlets, 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**
- **Semá:th**
- **Kwantlen**
- **Sq'éwlets**
- **Máthexwi**
- **Katzie**

The City of Mission is committed to reconciliation with First Nations communities and Pp~~p~~eoples 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.

Principles of Reconciliation

The City of Mission remains committed to working with local First Nations and has adopted the following nine principles ~~that~~ to guide relationships, the creation of policies ~~that are consistent~~in alignment 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 Nations 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~~Mission Public Schools, 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 in consultation with and in places of significance to local First Nations.
h) Work with LMS to develop a management plan for the LMS park lands.

3.5 Economic Growth

The world is rapidly changing, and Mission is well-positioned to build its economic capacity by connecting with additional trading partners in BC, Canada, and internationally. Mission's potential to grow as a complete community however, is challenged by the current state of its business environment. Approximately 63% of Mission's workforce finds employment elsewhere in the region. Mission's commuting workforce leads to an outflow of retail shopping dollars elsewhere instead of in Mission, and more broadly indicates fewer jobs in Mission than other parts of the region. By attracting more businesses to locate in Mission a positive feedback loop can develop, where new businesses create higher-paying jobs, attract additional new associated businesses to the city, and further grow the local economy.

It is important to ensure that businesses can locate, grow, and thrive in Mission. One of the key initiatives arising from this section of the OCP is direction to prepare a comprehensive economic development strategy that can help achieve these conditions. The strategy's objectives could include:

- Updating the Employment Lands Strategy;
- Identifying and potentially securing additional land to accommodate new Employment and Commercial businesses;
- Promoting the benefits of locating in Mission;
- Attracting new businesses and creating a focus for specific types of businesses that could provide maximum economic benefit for the city;
- Creating a 'shop local' strategy and considering incentives for business retention; and
- Attracting new post -secondary, trades, and health/medical education and research facilities.

~~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) Develop an Economic Development Strategy with the help of the Economic Development Advisory Committee.
b) Review housing and economic strategies to ensure alignment around talent attraction, support for entrepreneurs, and ensuring access to living-wage jobs and inclusive community services.
c) Review the Zoning Bylaw to ensure home-based business and live-work regulations are conducive to supporting new businesses.
~~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:~~
~~a. site assembly;~~
~~b. pre-servicing; and,~~
~~c. development approvals.~~

Policy

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

~~o)~~n) Encourage the expansion of adventure-tourism supportive land uses, including trailhead commercial and hospitality services.

~~p)~~o) Support the development of Indigenous tourism opportunities when led by Indigenous communities.

~~q)~~p) 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.

3.6.1 Downtown

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.

Action Items

a) Develop development permit area guidelines that ~~P~~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.
l) Improve mobility ~~pedestrian and cycling~~ infrastructure to support active transportation and enhance pedestrian safety and 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, furniture, lighting, 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)~~p) Support the enhancement and expansion of existing community facilities, including the library, museum, and archives.
~~r)~~q) Encourage new investment in educational, health, and civic institutions that contribute to the long-term vitality of Downtown.
r) Promote the development of public gathering spaces, such as plazas, parks, and outdoor event venues.
s) Celebrate the unique historic value of the downtown core and its heritage buildings.

3.7 Housing Affordability

Expediting the creation of affordable housing in Mission is not the sole responsibility of the City; it requires a shared understanding of compounding challenges—such as rising regional demand, escalating prices, and worsening affordability—supported by robust, locally grounded data to inform coordinated advocacy to Senior Government.

Senior Government holds the primary mandate, funding authority, and regulatory tools to enable affordable housing through agencies such as CMHC, the Ministry of Housing, and BC Housing. They convene national and provincial initiatives collaborating with municipalities and housing partners for strategic investments in housing creation, infrastructure, and integrated housing solutions. The City's role is to advocate to senior governments using data-informed, evidence-based strategies, collaborate with non-profit housing providers, developers, and landowners, and inform local housing needs. Maximizing municipal and partner contributions in alignment with senior government funding and mandates is a critical City role to deliver housing that supports socio-economic inclusion, workforce stability, and community wellness. Aligning mandates, funding, local capacity, and data can collectively address the urgent housing challenges facing Mission foster thriving, connected neighborhoods for generations to come. This shared vision calls for strengthened collaboration between all levels of government and housing stakeholders.

Leveraging comprehensive housing data—from quantitative metrics to on-the-ground insights from local service providers—enables the development of responsive, affordability-focused policies that reflect evolving community realities, economic pressures, and intergovernmental dynamics. Fostering shared investment and ensuring the City of Mission can align housing solutions with community well-being, workforce stability, and the broader vision of inclusive, connected, and thriving neighborhoods.

Addressing homelessness requires a shift from emergency services to a housing-first approach that prioritizes affordable, secure transitional and supportive housing as the foundation for long-term stability, with integrated health and social services to meet complex needs.

A comprehensive approach to housing must address both supply and demand pressures, acknowledging that local housing challenges stem not only from limited supply but also from broader political, social, economic, and global influences.

~~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

The City anticipates that 1,389 people will be experiencing homelessness in Mission by 2044. 21,255 households currently pay more than 30% of gross household income on rent. 51.1% of households cannot afford to purchase three-bedroom apartments.

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 Affordable Housing Needs Report every five years to:
   a. Ensure it meets the provincially-mandated Housing Needs Assessment requirements and provincially-mandated housing targets;
   b. Identify~~ies~~ short- and long-term housing targets and development priorities; ~~and,~~
   c. Identify~~ies~~ actions, timelines, and guidance for monitoring and evaluating progress; ~~.~~
   ~~c.~~d. Inform the allocation of municipal resources to appropriately leverage senior government funding and to catalyze development of all forms of housing identified in the Housing Needs Report.

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) Use the Housing Needs Report to inform rezoning and OCP amendments to align with emerging housing needs.

g) Leverage insights from the Housing Needs Report to advocate for targeted provincial and federal housing investments that address Mission's specific gaps.

h) Strategically leverage financial and policy tools to enable Mission to catalyze new housing supply and preserve existing affordable housing.

~~f)~~i) Enable new purpose-built market and below-market rental housing near amenities, community and health services, active transportation, and transit services through incentives, and streamlined approval processes.

~~g)~~j) Collaborate with senior government levels, neighbouring municipalities, community partners, and First Nations to implement a regional approach to addressing affordable housing needs.

~~h)~~k) Limit the displacement of renters through redevelopment by partnering with Provincial and Federal governments to reinvest and renew existing rental stock.

~~i)~~l) Encourage the development of affordable, accessible, and rental housing with incentives (e.g. additional density, parking relaxations, or other types of financial measures).

~~j)~~m) Incorporate broader public uses into affordable housing developments to reduce stigma and open opportunity for community belonging and inclusion.

~~k)~~n) Require tenant relocation plans as a condition of rezoning or redevelopment of existing purpose-built rental buildings of four or more units and units in mobile home parks.

~~l)~~o) Encourage family-sized and accessible units at grade in affordable multi-family housing developments located near parks, schools, recreational, and cultural amenities.

~~m)~~p) 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)~~q) Work with funding organizations to secure funds for affordable housing projects.

r) Encourage private investment in affordable housing projects that supported targeted needs such as medical support staff.

~~o)~~s) Support affordable housing partnerships and funding for the local and provincial objective to advance housing delivery.

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.

3.8.1 Safe and 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.

Goals

- Parks and open spaces support diverse, accessible activities.
- Active travel to key destinations is safe and comfortable.
- Health and wellness services are accessible.

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 while walking, ~~cycling~~wheeling, and taking transit along priority active school travel routes with features such as landscape buffers, rest areas, shade and shelter, lighting, traffic calming measures, and physical barriers that provide separation from vehicle traffic, along with~~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~~ active transportation-accessible and compact areas supported by transit services.

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 emergency preparedness infrastructure, partnerships, education/awareness efforts, and fire interface planning for rural areas.

Goals

- Planning supports public safety and emergency response efforts.
- Hazard mitigation strategies help strengthen wildfire and disaster resilience.

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 where possible to support emergency response objectives, including:
    a. Improving hazard mitigation (e.g. creating wildfire breaks and flood protection); and
    b. 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, assessing and their projected impacts on critical infrastructure, and updating~~e~~ 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

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~~transportation, 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.

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.

Action Items

a) Implement the Community Wellness Strategy by:
    a. Ensuring climate adaptation and mitigation policies and actions are aligned across City departments;
    b. Collaborating to attract and retain healthcare and social service providers;
    c. Protecting employment lands and locating new employment near housing, active transportation, and transit services;
    d. Ensuring wellness services are accessible by active transportation and transit;
    e. Providing heating and cooling centres in City-owned facilities;
    f. Promoting tree protection and planting;
    g. Locating wellness services in areas supported by existing or planned community spaces, open spaces, and transit services;
    h. Collaborating with local nonprofits to ensure funding and development of housing for residents with complex care needs;
    ~~h.~~i. Enhancing parks accessibility for people of all abilities by improving connections to transit, active transportation networks, and nearby residential areas; and~~,and,~~
    j. Exploring opportunities that increase the supply of universally accessible homes.

b) Advocate for the preservation of 24/7 health and emergency services at the Mission Memorial Hospital.

~~b)~~c) Identify a Youth Hub of Service located within the Youth Centre area to provide wrap-around supports and care for youth in Mission.

Policy

~~c)~~d) 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.

~~d)~~e) 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.

f) Encourage the development of communities and invest in community services that support ageing in place.

~~e)~~g) 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:~~

~~f)~~h) Collaborate with community partners on opportunities that provide affordable housing for Mission's wellness workers.

i) Work with Fraser Health, ~~the School District~~Mission Public Schools, 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.

j) Consider providing staffing capacity and community education in partnership with senior government agencies to help reduce drug dependency and increase supports for residents who experience drug dependencies.

~~g)~~k) Work collaboratively with non-profit agencies to address domestic violence.

3.8.4 Child Care

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.

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.

Action Items

~~a) Create an inventory of prospective sites for licenced childcare development that are:~~

~~a. On lands deemed environmentally safe;~~
~~b. Not located near industrial uses or major transportation routes such as highways, heavy rail lines; and,~~
~~c. Slated for capital redevelopment on City lands that are underutilized and not required for other uses.~~

~~b)~~a) Ensure City bylaws and regulations are consistent with provincial licensing requirements for care facilities to remove barriers to the creation of new childcare spaces.

b) Review City bylaws and policies to remove any extraneous barriers to childcare operators.

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.).

e) Work with senior levels of government to develop a Childcare Strategy,

~~e)~~f) Prioritize the development and provision of licenced childcare to respond to community needs in appropriate locations throughout the city that:

a. Provide convenient access for families (e.g. close to employment lands, schools, and dense residential areas); and,
b. Offer opportunities to integrate adjacent uses to enhance services and supports (e.g. libraries, parks, etc.).

Policy

~~f)~~g) Explore opportunities to pursue Provincial childcare grants and to partner with the Province to facilitate community and Provincial partnerships on childcare initiatives.

Chapter 4 – 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.

4.1 Implementing Actions

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.

~~Action #~~	~~Action Item~~	~~Responsibility~~	~~Timeline~~

[Table included in designed document and as excel attachment]

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.

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) Examine Master Plans and strategies to determine gaps in community facilities and services to provide a foundation for an in-depth financial analysis for implementing OCP Actions.
~~b)~~d) Incorporate OCP Action Items into City-wide asset management processes to ensure appropriate consideration for how these actions fit into broader City commitments.

Policy

e) Align key decision-making with the OCP and relevant departmental work plans.
f) Collaborate across City departments to ensure implementation of the OCP.
g) Use the OCP as a guide for all departments to inform their workplans and priorities.
h) Explore options and strategies to increase collaboration across departments.
~~g)~~i) Recognize that collaboration extends beyond City Administration and should be leveraged to work inclusively with organizations and agencies aligned with the City's objectives such as the Mission Healthy Community Council, Downtown Business Association, and others.

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.
~~e)~~f) Conduct a gap analysis through a comprehensive analysis across all departments of facilities and services required by the City for the short term (5-years) and long term (20 years) within the scope of a Structure Prioritization and Financing Strategy~~-~~.
~~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.~~

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.

OCP Amendments shall include community engagement at the early stage of an OCP Amendment application process (including City-sponsored or development application initiated) by using the Neighbourhood Engagement Process approved by Council.

Commitment to Reconciliation

Does to 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?

- Ensure that PNAs on development sites are protected through use of a density/land value transfer mechanism?
-
- 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.

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:
    a. Mission population (increasing)
    b. Ratio of rental units to owner-occupied units (increasing)
    c. Residential mix (increasing)
    d. Number of affordable rental units (increasing)
    ~~d.~~e. New ~~one~~two- and three-bedroom market rental residential units (increasing)
    ~~e.~~f. Assessed value of non-residential uses (increasing)
    ~~f.~~g. ~~Percentage of population living~~New residential units within 400 metres of a transit stop (increasing)
    ~~g.~~h. Percentage of commuters by active transportation (increasing)
    i. Percentage of commuters by transit (increasing)
    ~~h.~~j. Transit service hours per capita (increasing)
    ~~i.~~k. Distance of new~~Percentage of roads with sidewalks~~ multi-use pathways and sidewalks (increasing)
    ~~j.~~l. Amount of park space per person (stable with pace of growth)
    ~~k.~~m. Percentage of people within 500 metres of a park (increasing)
    ~~l.~~n. Number of listed heritage buildings on heritage inventory (stable or increasing)
    ~~m.~~o. 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.

Appendix A: Glossary

Active Transportation
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.

Affordable Housing
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.

Amenities
Amenities includes a range of places and facilities such as libraries, recreation centres, parks, plazas, childcare facilities, corner stores, public ~~wifi~~Wi-Fi, and bike share facilities. Amenities make living in the city easier and more enjoyable.

Amenity ~~Contribution~~ Cost Charges
A levy on new development to pay for facilities or features that provide social, cultural, heritage, recreational or environmental benefits to a community~~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~~.

Asset Management
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.

Bear Aware
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.

Business Improvement Area
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.

Climate Change Adaptation
The process of adjusting to current or expected climate change and its effects.

Community Benefits
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.

Complete Community
Complete communities include ~~all of~~all 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.

Complete Streets
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.

Connectivity
Refers to how well people, places, or ecosystems are connected within a region, city or neighbourhood.

Crime Prevention Through Environmental Design (CPTED)
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.

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.

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.

Cultural Heritage
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).

Density Bonus
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

Development Cost Charges
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.

Development Permit Area
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.

Employment Lands
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)

Environmentally Sensitive Areas
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.

Floor Space Ratio
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.

Green Infrastructure
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.

Housing Affordability
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.

Housing Continuum
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.

Inclusionary Zoning
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.

Land Use Designation
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.

Licenced Child Care
Licenced 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.

Live/Work Units
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.

Mixed Use Development
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.

Natural Asset Management
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.

Natural Assets
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.

Natural Infrastructure

Natural infrastructure, also known as green or nature-based infrastructure, refers to the use of natural systems and processes, like forests, wetlands, and coastal areas, to provide infrastructure services and benefits, such as flood control, water purification, habitat protection, and mitigation of the effects of extreme heat. It differs from green infrastructure based on its composition exclusively of natural ecosystem features and materials (e.g., water, native species of vegetation, sand and stone, etc.), and from grey infrastructure because it provides a range of co-benefits to the environment, the economy, community health and well-being that grey infrastructure usually cannot.

Neighbourhood Centre
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.

Pedestrian-Oriented Development
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.

Protected Natural Assets
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.

Public Realm
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.

Riparian Areas
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.

Small-Scale Multi-Unit Housing
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.

Social Infrastructure
Physical spaces, services, or programs, and the networks across and within physical and social spaces where people come together.

Stormwater
Rainwater which has landed in an urban area and begun to flow across hard surfaces, usually quite polluted.

Transit-Oriented Area
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.

Urban Agriculture
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.

Urban Growth Boundary
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.

Urban Tree Canopy
Urban tree canopy is a measurement that encompasses the layer of leaves, branches, and stems of trees that shelter the ground when viewed from above. This measurement is expressed as a percentage of ground area that is covered by tree crowns and relates to the branching spread of the trees in an urban forest.

Zoning Bylaw
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

Maps ~~will be~~ included here.

Appendix C: Development Permit Area Guidelines

DPA Guidelines Overview & Guide

The City of Mission Development Permit Areas identify locations requiring special treatment for certain purposes. These purposes can include the protection of development from hazards, establishing objectives for form and character in specified circumstances, or the revitalization of a commercial use area. This section of the OCP identifies the specific Development Permit Areas in Mission, outlines their purpose, exemptions, and other considerations, and establishes the guidelines for how development can address the special conditions or objectives of the Development Permit Area.

The DPAs included in this OCP are:

- DPA A: Intensive Residential
- DPA B: Multi-Unit Residential
- DPA C: Mixed-Use and Commercial
- DPA D: Industrial
- DPA E: Natural Environment
- DPA F: Fraser River
- DPA G: Geotechnical Hazards
- DPA H: Fire Interface
- DPA I: Mission City Downtown

Form and Character Development Permit Areas include Areas A, B, C, D and I. Development Permit Area I is for the Mission City Downtown Development Permit Area which was prepared prior to this OCP as a stand-alone document. It is therefore included in the OCP after all of the other Development Permit Areas. Development Permit Areas E, F G and H pertain to protection of the natural environment and protection of development from hazardous conditions.

In addition to the DPA guidelines themselves, the following action items should be undertaken following OCP adoption.

a) Conduct a comprehensive review of all DPAs prioritizing simplification and consolidation of DPA guidelines ~~in order to~~to increase their effectiveness and implementability.
b) Prepare a new DPA for Major and Secondary Neighbourhood Centres.

DPA A: Intensive Residential DPA Guidelines

Category

488 (1) of the Local Government Act

- (e) establishment of objectives for the form and character of intensive residential development
- (h), (i) and (j) for the establishment of objectives to promote energy conservation, establishment of objectives to promote water conservation, and establishment of objectives to promote the reduction of greenhouse gas emissions, respectively

Area of Applicability

The Intensive Residential Development Permit Area is applicable to all properties being developed to intensive residential densities within the urban growth boundary (Map 3: Urban Growth Boundary).

Exemptions

The following types of development are exempt from submitting this Development Permit:

- Excluding a coach house or a garden cottage, a development proposing to construct a new building(s) or an addition to an existing building(s) less than 111.5 m2 will be evaluated by staff 'in-house' to ensure consistency with the intent of Development Permit Area Guidelines
- Internal renovations not resulting in any change to the external appearance of the building
- Site improvements such as landscaping and paving
- Subdivision for the purposes of lot consolidation, lot line adjustment, or road widening to City of Mission standards
- Exterior building envelope repairs including repainting and recladding covered under the Homeowner Protection Act, SBC 1998 not resulting in any significant change to the external appearance of the building
- Any servicing work undertaken by or on behalf of the City of Mission

Designation

The Intensive Residential Development Permit Area is designed to establish guidelines for the form and character of intensive residential development to achieve a higher standard of building design, housing alternatives, site compatibility and site aesthetics that are consistent with a vibrant residential neighbourhood.

An Intensive Residential Development Permit is required for the following forms of residential development:

- Intensive residential development on lands designated Urban Residential.
- Infill residential development with up to four units on a lot including the primary residence on lands designated Urban Residential or Suburban Residential within the Urban Growth Boundary.

Justification

Well-designed intensive residential developments will help Mission meet many of this OCP's objectives related to sustainability. The massing of buildings, exterior design and appearance, orientation to the street, landscaping, inclusion of open space, treatment of vehicular and pedestrian access and parking, maintenance of views, and attention to the physical attributes of the adjacent area are essential features to address.

Intent

The guidelines are intended to reinforce community identity of higher density ~~singlefamily~~single-family residential neighbourhoods.

- Intensive residential development is expected to maintain a single-family neighbourhood character in which individual dwelling units are distinguishable from one another.
- Intensive residential development achieves a higher density of single-family as seen in the neighbourhoods north of the downtown core.
- Increased residential density is accomplished through the development of smaller lots or through infill development. Infill development offers a range of housing types while respecting the relationship of homes to the street.
- During the review of development permit applications, alternative solutions and designs that meet the general intent of the guidelines can be considered and applied to intensive residential development.

Objectives

1. To facilitate a high standard of building design, site compatibility and site aesthetics
2. To integrate higher density single-detached residential development into neighbourhoods in the urban area through the establishment of general provisions for building form and character
3. To minimize the impact of new single- detached infill residential development on existing neighbourhoods
4. To provide a mix of housing forms, choices and affordable opportunities for residents in the urban area while providing for more interesting and varied urban neighbourhoods
5. To advance sustainable development in Mission through the economic efficiencies gained by capitalizing on existing infrastructure and services in the urban area by increasing single-family residential densities
6. To provide a neighbourhood environment that focuses on pedestrians rather than an automobile-dominated streetscape
7. To encourage sustainable site design that promotes energy conservation, water conservation, and habitat protection

Sustainability Initiatives

All form and character development permit submissions must contain a sustainability statement that provides an overview of sustainability initiatives to be incorporated within the development. Items to be addressed within the statement should relate specifically to the following:

1. Rainwater Management, e.g., impervious surface reduction, green roofs, deeper growing medium, rain barrels, cisterns, rain gardens, disconnected roof leaders

2. Recycling and Composting Facilities
3. Water Use Reduction, e.g., low consumption fixtures, greywater systems, rainwater recycling, water efficient landscaping
4. Energy Efficiency, e.g., high performance envelopes, low energy consumption appliances, passive solar gain, renewable energy systems, pre-plumbing for solar panels
5. Materials and Resources, e.g., locally obtained building materials, recycled content, construction waste management
6. Social Sustainability, e.g., end of trip facilities, bike storage, landscaped gathering places, light pollution reduction.

Guidelines

Site Planning

i. Design the site layout and building locations to:
    i. Retain and protect important trees, archeological or culture sites, rock outcrops, ridgelines, and other unique site features.
    ii. Reduce overlooking and shadowing of public outdoor use areas.
    iii. Encourage the penetration of sunlight and natural light into interior spaces to reduce the energy needed for lighting and heating, using passive solar siting principles.
    iv. Orient development to maximize views for residents and the public.
    v. Work with the existing topography, minimizing the need for cut and fill or tall retaining walls, and providing a complement to the natural landscape.
    vi. Where larger retaining walls are required, terrace them if possible, including planting between the walls.
    vii. Respect the form and character of surrounding developments.
    viii. Provide for physical separation, security, and visual and acoustic privacy when the adjacent land uses are not residential.
    ix. Maximize utility of open space included within new development sites, requiring linking new and existing open space on adjacent sites for public access.
ii. Locate amenity spaces:
    i. Adjacent to the primary entrance, or in a central location, of the development site when a development consists of townhouses, rowhouses, or other ground oriented development;
    ii. Close to the primary entrance of a multi-storey residential only development; and
    iii. Close to the primary entrance, or on the second storey, of a multi-storey mixed-use (commercial/residential) development.
iii. Orient building frontages and main entrances to the primary street frontage.
iv. Define entries clearly with walkways and bicycle access to the street, including the following:
    i. Townhouse residential units have their “front door” (i.e. principal public entry) facing the public street where possible, or otherwise to the internal road;
    ii. Apartments face their main lobby and entrance to the public street where possible, or otherwise to the internal road; and

iii. Where multi-unit developments do not directly face the street, consider interesting façades facing the street, clear pedestrian access to the street, and individual unit gates and entrances on the street.

Landscaping

v. Provide landscape plans that include:
   i. Finished site grades;
   ii. Maintenance and irrigation requirements;
   iii. Underground irrigation alignments;
   iv. Utilities;
   v. Location and heights of retaining walls;
   vi. Aesthetically pleasing treatments to all retaining walls;
   vii. Privacy or screening considerations;
   viii. Shade and sun angles;
   ix. Considerations for user safety;
   x. Identification of prominent views;
   xi. Landscape architects statement demonstrating how the landscape plan creates visual interest and identity for the project; and
   xii. Any other site planning criteria requested by the Development Authority.

vi. Incorporate waterlines into all landscape plans.

vii. Maximize the extent of landscaped areas on site with absorbent soils and minimize the amount of impervious surfaces to increase the natural infiltration (absorption) of rainwater and to provide a more natural or landscaped character

viii. Reduce the amount of impervious paving and use permeable materials where possible, e.g., permeable pavers, permeable asphalt or concrete, decks, reinforced grass

ix. Consider the use of bioswales, rain gardens, and other design techniques that allow greater infiltration of water, including within and around parking areas

x. Promote the use of rainwater collection/re-use systems that collect rainwater for irrigation

xi. Encourage landscape designs that use native plants and low maintenance approaches wherever possible.

xii. Design the landscape to increase or at minimum retain the tree canopy on the site.

xiii. Prioritize maintaining the connectivity of green space with adjacent lots in landscape plans.

xiv. Select outdoor light fixtures based on dark sky principles.

Garbage, Composting and Recycling

xv. Locate garbage, composting, and recycling container areas where they are accessible to residents and to container pick-up trucks.

xvi. Locate garbage, composting, and recycling container areas on rear lanes where possible.

xvii. Screen garbage, composting, and recycling container areas with an appropriate durable, bear-proof enclosure.

xviii. Provide landscaping around the perimeter of garbage, composting, and recycling container enclosures where possible.

xix. Avoid direct exposure of refuse and recycling areas to public streets.

Building Massing

xx. Buildings should use massing based on simple, regular shapes with variations in the character of rooflines, including steep sloping rooflines, gables, hips and dormers.
xxi. Step-back house massing above the second floor when development is immediately adjacent to a two-storey or lower residential building.
xxii. Locate garage access from lanes only where the property has a lane.
xxiii. Locate entrances at ground-level where possible.
xxiv. Incorporate varying setback distances into the dwelling siting, observing the minimum setback as specified in the zone.
xxv. Emphasize primary entrances with a higher level of architectural detail, landscape treatment, and higher-quality materials and finishes.
xxvi. Use landscaping and/or fencing to establish a clear delineation between public and private space.
xxvii. Design secondary dwellings separate from the main dwelling to be architecturally compatible with the main structure.
xxviii. Design infill housing to fit into the immediate surroundings and not appear out of scale or character with the adjacent homes.
xxix. Use building massing, scale, and heights that complement the rhythm of buildings and the overall neighbourhood pattern.

Parking & Garages

xxx. Provide access to garages and off-street parking from the lane, where lanes exist.
xxxi. Combine driveways of adjacent infill developments where possible to minimize paving, minimize curb cuts, and enhance the streetscape.
xxxii. Design garages to be visually secondary to the house, and to have design and detailing consistent with the architectural style of the house, especially where doors are visible from the street.
xxxiii. Set back garages facing the street a minimum of 0.75m (2.5ft) from the front façade of a building.
xxxiv. Design double garages to have two single doors or to have the appearance of two single doors, with architectural detail to break up the expanse of the garage doors.
xxxv. Design driveways, garages, and parking pads to have a minimum intrusion on pedestrian use of the street, with landscaping around parking areas.

Building Orientation

xxxvi. Design houses on corner lots or double fronting lots with articulated façades facing both streets, using features such as variations of wall planes, varying rooflines, secondary entrances, windows and detailing.
xxxvii. Orient duplexes and SSMUH developments to allow access to identifiable rear yard space for each unit.
xxxviii. Provide similar front yard setbacks to the average of immediately adjacent dwellings.
xxxix. Orient patios, porches, balconies and decks away from neighbouring yards, or if not possible, inset or screen them to improve privacy for neighbours, recognizing that some overlook of yards and decks between houses on adjoining lots is not unusual.

Entries, Porches, & Front Yards

xl. Provide functional covered front porches/verandas as entrances facing the street to promote neighbourhood interaction and provide semi-private outdoor space.
xli. Delineate public from semi-private space by using front yard fencing and hedging to a maximum of 1.2m (4 feet) high, with fences designed in keeping with the architectural character of the dwelling.
xlii. Avoid using chain link fencing in front yards, prioritizing wood, metal and/or stone fencing that is visually permeable.

Roof Forms

xliii. Incorporate strong primary roof forms in buildings.
xliv. Incorporate secondary roofs, gables, shed, or integrated skirt roofs into the building form to express a clear formal hierarchy and to visually support the primary roof form.
xlv. Roof slopes are required above the second storey to minimize the imposition of building massing on neighbouring properties.
xlvi. Provide a minimum roof slope of 7 in 12 (7/12) pitch above the second storey.
xlvii. Use roof forms on garages that complement the primary dwelling.

Building Finishes

xlviii. Use wood, shingle siding, brick, and stone exterior finishes wherever possible.
xlix. Use vinyl siding only where window trim and exterior outside/inside corners are finished with wood fascia board.
l. Use hardy and metal finishes where required by DPA H: Fire Interface.
li. Use no more than three material finishes should be used on any elevation, with a fourth material possible above the upper storey on gable ends or dormers.
lii. Continue front elevation treatments a minimum of 0.6m around corners.
liii. Integrate flashings, gutters, and downspouts into the design of the house through colour or other methods.

Windows

liv. Provide visually prominent windows articulated with color and/ or trim.
lv. Use windows that are compatible in scale with the massing and roof forms of the building, especially for primary living spaces and the largest windows in a building.
lvi. Use only double or triple-pane glazing where development is adjacent to or near highway corridors, high traffic volume corridors, or industrial and commercial land uses.
lvii. Offset windows from neighbouring houses so that no direct visual intrusion into private space exists.

Additional Guidelines for Silverdale

lviii. Establish a development form and character that respect the hillside topography and views of the site while ensuring that buildings and landscapes are visually attractive and contribute to a highly liveable community.
lix. Consider the view of the site from Lougheed Highway and plan the Neighbourhood to present an attractive face from all directions. The appearance of solid “walls” of buildings on the hillside are to be avoided outside the Village Centre.
lx. Development should take the form of distinct pockets of buildings that fit into the landscape.

lxi. Provide distinctive elements and signage at the entry point of the neighbourhood and each precinct to signal a sense of arrival or gateway

lxii. Buildings and landscapes should contribute to an overall “family” of development styles by using similar architectural elements, styles and materials. This is not intended to result in “uniformity” but rather in “complementary” development.

lxiii. Building forms should respect the topography of the landscape, e.g., roof forms should step down the hillside.

lxiv. All new developments are encouraged to incorporate natural rock and stone (especially locally sourced rock) as a façade treatment and as an element in freestanding signage.

lxv. No fencing should be located in the front yards of Intensive Residential units.

lxvi. Restore disturbed areas of the site intended to become natural open space as soon as possible after disturbance using plants that are native to the region and drought resistant.

DPA B: Multi-Unit Residential Development Permit Area

Category

488 (1) of the Local Government Act

- (f) establishment of objectives for the form and character of multi-family residential development.
- (h), (i) and (j) for the establishment of objectives to promote energy conservation, establishment of objectives to promote water conservation, and establishment of objectives to promote the reduction of greenhouse gas emissions, respectively.

Area of Applicability

The Multi-Unit Residential Development Permit Area is applicable to all properties being developed to multi-unit residential densities within the urban growth boundary ~~(Map X Urban Growth Boundary)~~.

Exemptions

The following types of development are exempt from submitting this Development Permit:

- Excluding a coach house or a garden cottage, a development proposing to construct a new building(s) or an addition to an existing building(s) less than 111.5 m^2 will be evaluated by staff 'in-house' to ensure consistency with the intent of Development Permit Area Guidelines.
- Internal renovations not resulting in any change to the external appearance of the building.
- Site improvements such as landscaping and paving.
- Subdivision for the purposes of lot consolidation, lot line adjustment, or road widening to City of Mission standards.
- Exterior building envelope repairs including repainting and recladding covered under the *Homeowner Protection Act,* SBC 1998 not resulting in any significant change to the external appearance of the building.
- Any servicing work undertaken by or on behalf of the City of Mission.

Designation

The Multi-Unit Residential Development Permit Area is designated to establish guidelines for the form and character of multi-unit residential development to achieve a higher standard of building design, housing alternatives, site compatibility, and site aesthetics that are consistent with a vibrant residential neighbourhood.

Justification

Well-designed multi-unit developments will help Mission meet many of this OCP's objectives related to sustainability. The massing of buildings, exterior design and appearance, orientation to the street, landscaping, inclusion of open space, treatment of vehicular and pedestrian access and parking, maintenance of views, and attention to the physical attributes of the adjacent area are essential features to address.

Intent

The guidelines are intended to encourage and enable contextually responsive multi-unit developments into a city traditionally dominated by single-family neighbourhoods. This means different approaches depending on where in neighbourhoods development is proposed, but generally requires respectful buffering and screening to adjacent land uses.

In newly developing areas the intent is to establish dynamic higher-density developments that provide more residents with access to complete communities, where parks, trails, and the other amenities are located within or in close proximity to the developments.

Objectives

1. Facilitate a high standard of building design, site compatibility and site aesthetics.
2. Integrate higher density multi-unit residential development into neighbourhoods in the urban area through the establishment of general provisions for building form and character.
3. Provide a mix of housing forms, choices and affordable opportunities for residents in the urban area while providing for more interesting and varied urban neighbourhoods.
4. Advance sustainable development in Mission through the economic efficiencies gained by capitalizing on existing infrastructure and services in the urban area by increasing residential densities.
5. Support safe pedestrians access to, around and within developments.
6. Encourage sustainable site design that promotes energy conservation, water conservation, and habitat protection.
7. Incorporate Crime Prevention through Environmental Design (CPTED) principles to provide a safe residential environment.

Sustainability Initiatives

All form and character development permit submissions must contain a sustainability statement that provides an overview of sustainability initiatives to be incorporated within the development. Items to be addressed within the statement should relate specifically to the following:

1. Rainwater Management, e.g., impervious surface reduction, green roofs, deeper growing medium, rain barrels, cisterns, rain gardens, disconnected roof leaders.
2. Recycling and Composting Facilities.
3. Water Use Reduction, e.g., low consumption fixtures, greywater systems, rainwater recycling, water efficient landscaping.
4. Energy Efficiency, e.g., high performance envelopes, low energy consumption appliances, passive solar gain, renewable energy systems, pre-plumbing for solar panels.
5. Materials and Resources, e.g., locally obtained building materials, recycled content, construction waste management.
6. Social Sustainability, e.g., end of trip facilities, bike storage, landscaped gathering places, light pollution reduction.

Guidelines

Site Planning

i. Design the site layout and building locations to:

a. Retain and protect important trees, archeological or culture sites, rock outcrops, ridgelines, and other unique site features.
b. Reduce overlooking and shadowing of public outdoor use areas.
c. Encourage the penetration of sunlight and natural light into interior spaces to reduce the energy needed for lighting and heating, using passive solar siting principles.
d. Orient development to maximize views for residents and the public.
e. Work with the existing topography, minimizing the need for cut and fill or tall retaining walls, and providing a complement to the natural landscape.
f. Where larger retaining walls are required, terrace them if possible, including planting between the walls.
g. Respect the form and character of surrounding developments.
h. Provide for physical separation, security, and visual and acoustic privacy when the adjacent land uses are not residential.
i. Maximize utility of open space included within new development sites, requiring linking new and existing open space on adjacent sites for public access.

ii. Locate amenity spaces:
    a. Adjacent to the primary entrance, or in a central location, of the development site when a development consists of townhouses, rowhouses, or other ground oriented development;
    b. Close to the primary entrance of a multi-storey residential only development; and
    c. Close to the primary entrance, or on the second storey, of a multi-storey mixed-use (commercial/residential) development.
iii. Orient building frontages and main entrances to the primary street frontage.
iv. Define entries clearly with walkways and bicycle access to the street, including the following:
    a. Townhouse residential units have their “front door” (i.e. principal public entry) facing the public street where possible, or otherwise to the internal road;
    b. Apartments face their main lobby and entrance to the public street where possible, or otherwise to the internal road; and
    c. Where multi-unit developments do not directly face the street, consider interesting façades facing the street, clear pedestrian access to the street, and individual unit gates and entrances on the street.

Landscape Planning

v. Provide landscape plans that include:
    a. Finished site grades;
    b. Maintenance and irrigation requirements;
    c. Underground irrigation alignments;
    d. Utilities;
    e. Location and heights of retaining walls;
    f. Aesthetically pleasing treatments to all retaining walls;
    g. Privacy or screening considerations;
    h. Shade and sun angles;
    i. Considerations for user safety;

j. Identification of prominent views;
k. Landscape architects statement demonstrating how the landscape plan creates visual interest and identity for the project; and
l. Any other site planning criteria requested by the Development Authority.

vi. Incorporate waterlines into all landscape plans.
vii. Maximize the extent of landscaped areas on site with absorbent soils and minimize the amount of impervious surfaces to increase the natural infiltration (absorption) of rainwater and to provide a more natural or landscaped character.
viii. Reduce the amount of impervious paving and use permeable materials where possible, e.g., permeable pavers, permeable asphalt or concrete, decks, reinforced grass.
ix. Consider the use of bioswales, rain gardens, and other design techniques that allow greater infiltration of water, including within and around parking areas.
x. Promote the use of rainwater collection/re-use systems that collect rainwater for irrigation.
xi. Encourage landscape designs that use native plants and low maintenance approaches wherever possible.
xii. Design the landscape to increase or at minimum retain the tree canopy on the site.
xiii. Prioritize maintaining the connectivity of green space with adjacent lots in landscape plans.
xiv. Landscape the frontage area of new development to include street trees with other plantings interspersed throughout the development site.
xv. Use screening fencing along side or back property lines to complement the site and building design.
xvi. Provide plaza spaces, intersections and other focal points with benches, street furniture, fountains, landscaping, lighting and public art along pedestrian corridors.
xvii. Use Crime Prevention Through Environmental Design (CPTED) principles and guidelines when designing landscaping to maximize pedestrian protection and visibility.
xviii. Use a one deciduous tree to every three parking spaces ratio within landscaped areas.
xix. Intersperse intensively landscaped islands or bioswales at least 1.5 metres wide planted with hardy vegetation and shade trees in parking areas in excess of 20 stalls.
xx. Provide landscaping at the ends of parking rows, within and around parking lots as needed to increase human comfort, provide visual relief, and increase infiltration of rainwater.
xxi. Use alternate hard surface paving to asphalt periodically in landscape design to reduce heat and visual impacts.
xxii. Consider energy efficiency and conservation in landscape design, e.g., moderate wind, provide shade in summer, and allow sunlight and daylight into buildings.

Garbage, Composting, & Recycling

xxiii. Locate garbage, composting, and recycling container areas where they are accessible to users and container pick-up trucks.
xxiv. Locate garbage, composting, and recycling container areas on rear lanes where possible.
xxv. Screen garbage, composting, and recycling container areas with an appropriate durable, bear-proof enclosure.
xxvi. Provide landscaping around the perimeter of garbage, composting, and recycling container enclosures where possible.
xxvii. Avoid direct exposure of refuse and recycling areas to public streets.

Signage & Lighting

xxviii. Provide a comprehensive signage plan that is compatible with the development.
xxix. Coordinate signage design architecturally with the overall building design and composition, integrating signage with building façades through colour and graphic style.
xxx. Include external lighting, especially along pedestrian pathways, to enhance safety on the site after dark.
xxxi. Minimize on-site lighting glare and overspill into adjacent residential properties and into the sky, using International Dark Sky Model principles.
xxxii. Direct lighting downwards and use full cut-off fixtures with horizontally aligned flush mounted (non-protruding) lenses.
xxxiii. Limit lighting fixtures on poles to a maximum height of 6.0 metres from the ground.
xxxiv. Ensure that the design and installation of lights protects against vandalism.
xxxv. Coordinate the design and location of lighting with other landscape elements and street furniture.

Building Massing, Form, & Character

xxxvi. Design buildings with architectural interest, using design features such as varying rooflines, extensive glazing, well defined entrances, business-specific signage, and high-quality exterior elements.
xxxvii. Design with parking garages or carports facing away from the street as much as possible.
xxxviii. Design larger buildings in smaller blocks and clusters where possible.
xxxix. Relate buildings to natural and public spaces such as paths, greenways, landscape features, site amenities, parks and roads.
xl. Minimize the length and massing of façades to take advantage of views and natural site features, and to improve the visual interest of building elevations.
xli. Provide variation of façades with setbacks or projections of 0.75m or more if building blocks have façades extending beyond four units.
xlii. Provide a transition to the character and height of adjacent buildings for multi-unit buildings.
xliii. Screen rooftop mechanical equipment from views in a manner that is consistent with the architectural design of the building.
xliv. Design façades and rooflines of accessory structures and buildings in a manner that is consistent with the architectural design of the principal buildings.
xlv. Consider weather protection over entry points, balconies and porches, e.g., roof overhead, or area inset below the floor above.
xlvi. Balconies and patios should be designed with attention first to the usability of the space by the resident and secondly to the overall design of the building to ensure a cohesive, attractive image by:
    a. using recessed or semi-recessed balconies rather than projecting balconies
    b. providing adequate storage space within each unit so as not to promote ‘clutter’ on the balcony
    c. finishing the balconies in materials compatible with those used for the overall building
    d. developing a balance between the balcony and building frontage.

Parking

xlvii. Require underground parking for apartment buildings in the Downtown.
xlviii. Encourage underground parking for all other multi-residential developments.
xlix. Provide an enclosed parking space for each dwelling unit, with access to additional shared spaces, in townhouse developments.
l. Encourage bioswales, permeable paving, and other design techniques that allow greater infiltration of water in and around parking areas.
li. Encourage shared parking lot accesses to adjacent developments.
lii. Clearly designate crosswalks through the use of pavement markings and/or special paving materials and signage where appropriate.

Additional Guidelines for Cedar Valley

liii. Cluster buildings, roads and parking areas onto the most suitable portions of the site, protecting creeks, steep slopes, forested areas, and any important natural features free from development.
liv. Site two storey buildings or portions of building closer to the street, with taller buildings or portions of buildings set further back.

DPA C: Mixed Use And Commercial Development Permit Area

Category

488 (1) of the Local Government Act

- (f) establishment of objectives for the form and character of commercial and multi-family residential development.
- (h), (i) and (j) for the establishment of objectives to promote energy conservation, establishment of objectives to promote water conservation, and establishment of objectives to promote the reduction of greenhouse gas emissions, respectively.

Area of Applicability

The Mixed-Use and Commercial Development Permit Area is applicable to all properties being developed for mixed use or commercial use within the urban growth boundary ~~(Map X Urban Growth Boundary)~~.

Exemptions

The following types of development are exempt from submitting this Development Permit:

- Excluding a coach house or a garden cottage, a development proposing to construct a new building(s) or an addition to an existing building(s) less than 111.5m2 will be evaluated by staff 'in-house' to ensure consistency with the intent of Development Permit Area Guidelines.
- Internal renovations not resulting in any change to the external appearance of the building.
- Site improvements such as landscaping and paving.
- Subdivision for the purposes of lot consolidation, lot line adjustment, or road widening to City of Mission standards.
- Exterior building envelope repairs including repainting and recladding covered under the *Homeowner Protection Act*, SBC 1998 not resulting in any significant change to the external appearance of the building.
- Any servicing work undertaken by or on behalf of the City of Mission.

Designation

The Mixed Use and Commercial Development Permit Area is designated to establish guidelines for the form and character of developments that include commercial and multi-unit residential uses to achieve a higher standard of building design, housing alternatives, site compatibility and site aesthetics that are consistent with a vibrant downtown, community nodes and commercial areas including the Lougheed Highway corridor.

Justification

The massing of buildings, exterior design and appearance, orientation to the street, landscaping, inclusion of open space, treatment of vehicular and pedestrian access and parking, maintenance of views, and attention to the physical attributes of the adjacent area are essential features to address. Well-designed mixed use and commercial developments will help Mission to create a strong downtown, vibrant neighbourhood centres and successful commercial areas, fulfilling its OCP sustainability objectives.

Intent

The guidelines are intended to encourage the sensitivity and creativity needed to integrate mixed-use developments into Mission, as follows:

- In the downtown, create a vibrant focus for the municipality's social, cultural and commercial life by designing integrated commercial, residential, institutional and open space areas in a higher-density, transit-oriented setting. Successful downtowns exist in large measure due to well- designed buildings and open spaces within pedestrian-oriented settings. The economic and social success of Mission's downtown can be enhanced by designing new and redeveloped buildings, the public realm, and privately owned spaces with a safe and enjoyable pedestrian system that is supported by significant landscaping, amenities, public art and lighting.
- In mixed-use centres located throughout the urban area of Mission, design medium-density, transit-oriented developments that incorporate pedestrian and amenity features. Through the sensitive integration of commercial, residential, institutional and open spaces, mixed-use centres can provide Mission's communities with hubs for social interaction and enterprise.
- In the existing urban area, this includes respecting the traditional architecture and providing a transition between downtown and residential land uses.
- In areas east and west of the downtown, the historic value of these areas requires protection and enhancement to ensure their revitalization.
- In revitalization areas such as the Waterfront Comprehensive Planning Area, the intent is to establish new dynamic neighbourhoods.
- In newly developing areas, such as Cedar Valley, the intent is to establish neighbourhood centres that provide residents with access to stores, commercial services, parks, trails, and the other amenities typically associated with lower density neighbourhoods.
- Within the Lougheed Highway corridor, designing for the integration of commercial and residential uses will provide opportunities for commercial enterprise, shopping activities and residential living at a lower to medium density than the downtown and mixed-use centres.

Objectives

1. Facilitate a high standard of building design, site compatibility, site aesthetics and attention to the site's context within the surrounding area.
2. Integrate higher density mixed-use development within ~~the Mission~~ Downtown, and medium density mixed-use development within mixed-use centres and other urban areas through the establishment of general provisions for building form and character.
3. Provide a mix of building forms, choices and affordable opportunities for residents in the downtown, mixed-use centres, and within the urban area while providing for more interesting and varied urban neighbourhoods.
4. Provide opportunities for integrating residential, cultural and recreational land uses with commercial businesses in a safe, pedestrian-oriented setting within the Lougheed Highway corridor.
5. Advance sustainable development in Mission through the economic efficiencies gained by capitalizing on existing infrastructure and services and by introducing 'green infrastructure'

in the urban area by increasing residential densities and by integrating land uses in strategic, transit-served locations.
6. Support safe pedestrian and cycling access to, around and within developments.
7. Encourage sustainable site design that promotes energy conservation, water conservation, and habitat protection.
8. Incorporate Crime Prevention through Environmental Design (CPTED) principles in the design of new developments, to reduce the potential for crime against people and property while creating attractive and safer environments for living and business.

Sustainability Initiatives

All form and character development permit submissions must contain a sustainability statement that provides an overview of sustainability initiatives to be incorporated within the development. Items to be addressed within the statement should relate specifically to the following:

1. Rainwater Management, e.g., impervious surface reduction, green roofs, deeper growing medium, rain barrels, cisterns, rain gardens, disconnected roof leaders
2. Recycling and Composting Facilities
3. Water Use Reduction, e.g., low consumption fixtures, greywater systems, rainwater recycling, water efficient landscaping
4. Energy Efficiency, e.g., high performance envelopes, low energy consumption appliances, passive solar gain, renewable energy systems, pre-plumbing for solar panels
5. Materials and Resources, e.g., locally obtained building materials, recycled content, construction waste management
6. Social Sustainability, e.g., end of trip facilities, bike storage, landscaped gathering places, light pollution reduction.

Guidelines

Site Planning

i. Design the site layout and building locations to:
    a. Retain and protect important trees, archeological or culture sites, rock outcrops, ridgelines, and other unique site features.
    b. Reduce overlooking and shadowing of public outdoor use areas.
    c. Encourage the penetration of sunlight and natural light into interior spaces to reduce the energy needed for lighting and heating, using passive solar siting principles.
    d. Orient development to maximize views for residents and the public.
    e. Work with the existing topography, minimizing the need for cut and fill or tall retaining walls, and providing a complement to the natural landscape.
    f. Where larger retaining walls are required, terrace them if possible, including planting between the walls.
    g. Respect the form and character of surrounding developments.
    h. Provide for physical separation, security, and visual and acoustic privacy when the adjacent land uses are not residential.
    i. Maximize utility of open space included within new development sites, requiring linking new and existing open space on adjacent sites for public access.
ii. Locate amenity spaces:

a. Adjacent to the primary entrance, or in a central location, of the development site when a development consists of townhouses, rowhouses, or other ground oriented development;
b. Close to the primary entrance of a multi-storey residential only development; and
c. Close to the primary entrance, or on the second storey, of a multi-storey mixed-use (commercial/residential) development.

iii. Orient building frontages and main entrances to the primary street frontage.
iv. Define entries clearly with walkways and bicycle access to the street, including the following:
    a. Townhouse residential units have their "front door" (i.e. principal public entry) facing the public street where possible, or otherwise to the internal road;
    b. Apartments face their main lobby and entrance to the public street where possible, or otherwise to the internal road; and
    c. Where multi-unit developments do not directly face the street, consider interesting façades facing the street, clear pedestrian access to the street, and individual unit gates and entrances on the street.

Landscape Planning

v. Provide landscape plans that include:
    a. Finished site grades;
    b. Maintenance and irrigation requirements;
    c. Underground irrigation alignments;
    d. Utilities;
    e. Location and heights of retaining walls;
    f. Aesthetically pleasing treatments to all retaining walls;
    g. Privacy or screening considerations;
    h. Shade and sun angles;
    i. Considerations for user safety;
    j. Identification of prominent views;
    k. Landscape architects statement demonstrating how the landscape plan creates visual interest and identity for the project; and
    l. Any other site planning criteria requested by the Development Authority.
vi. Incorporate waterlines into all landscape plans.
vii. Maximize the extent of landscaped areas on site with absorbent soils and minimize the amount of impervious surfaces to increase the natural infiltration (absorption) of rainwater and to provide a more natural or landscaped character.
viii. Reduce the amount of impervious paving and use permeable materials where possible, e.g., permeable pavers, permeable asphalt or concrete, decks, reinforced grass.
ix. Consider the use of bioswales, rain gardens, and other design techniques that allow greater infiltration of water, including within and around parking areas.
x. Promote the use of rainwater collection/re-use systems that collect rainwater for irrigation.
xi. Encourage landscape designs that use native plants and low maintenance approaches wherever possible.
xii. Design the landscape to increase or at minimum retain the tree canopy on the site.

xiii. Prioritize maintaining the connectivity of green space with adjacent lots in landscape plans.
xiv. Landscape the frontage area of new development to include street trees with other plantings interspersed throughout the development site.
xv. Use screening fencing along side or back property lines to complement the site and building design.
xvi. Provide plaza spaces, intersections and other focal points with benches, street furniture, fountains, landscaping, lighting and public art along pedestrian corridors.
xvii. Use Crime Prevention Through Environmental Design (CPTED) principles and guidelines when designing landscaping to maximize pedestrian protection and visibility.
xviii. Use a one deciduous tree to every three parking spaces ratio within landscaped areas.
xix. Intersperse intensively landscaped islands or bioswales at least 1.5 metres wide planted with hardy vegetation and shade trees in parking areas in excess of 20 stalls.
xx. Provide landscaping at the ends of parking rows, within and around parking lots as needed to increase human comfort, provide visual relief, and increase infiltration of rainwater.
xxi. Use alternate hard surface paving to asphalt periodically in landscape design to reduce heat and visual impacts.
xxii. Consider energy efficiency and conservation in landscape design, e.g., moderate wind, provide shade in summer, and allow sunlight and daylight into buildings.

Recycling

xxiii. Locate garbage, composting, and recycling container areas where they are accessible to users and container pick-up trucks.
xxiv. Locate garbage, composting, and recycling container areas on rear lanes where possible.
xxv. Screen garbage, composting, and recycling container areas with an appropriate durable, bear-proof enclosure.
xxvi. Provide landscaping around the perimeter of garbage, composting, and recycling container enclosures where possible.
xxvii. Avoid direct exposure of refuse and recycling areas to public streets.

Signage & Lighting

xxviii. Provide a comprehensive signage plan that is compatible with the development.
xxix. Coordinate signage design architecturally with the overall building design and composition, integrating signage with building façades through colour and graphic style.
xxx. Design signs in multiple-tenant buildings to present a unified and consistent appearance.
xxxi. Include external lighting, especially along pedestrian pathways, to enhance safety on the site after dark.
xxxii. Minimize on-site lighting glare and overspill into adjacent residential properties and into the sky, using International Dark Sky Model principles.
xxxiii. Direct lighting downwards and use full cut-off fixtures with horizontally aligned flush mounted (non-protruding) lenses.
xxxiv. Limit lighting fixtures on poles to a maximum height of 6.0 metres from the ground.
xxxv. Ensure that the design and installation of lights protects against vandalism.
xxxvi. Coordinate the design and location of lighting with other landscape elements and street furniture.

Building Massing, Form & Character

xxxvii. Site buildings so that they front and frame a street or highway with architectural interest, using design features such as:
   a. varying rooflines
   b. extensive glazing
   c. well defined entrances
   d. variety of façade materials and colours
   e. pedestrian-scale business-specific signage, and
   f. high quality exterior elements.

xxxviii. For corner locations, design and site buildings to front both streets.

xxxix. Mass the building at the corner to provide for visually prominent architectural features that include corner entries. Street parking should not block corner entries.

xl. Locate and design main building entries to be clearly identified from streets and entry driveways.

xli. Avoid extended blank walls along streets.

xlii. Require commercial uses on the ground floor, with generous amounts of clear glass to provide interest along the street and connections between indoor and outdoor activities.

xliii. Provide architectural and/or landscaping features along street edges to maintain an attractive appearance.

xliv. Group and buffer rooftop appurtenances including mechanical units, venting, air conditions, rooftop heaters, satellite dishes, and other elements to reduce noise and visual impacts on surrounding uses.

xlv. Provide transitions to the character and height of adjacent buildings.

xlvi. Step buildings along the length of sloping streets.

xlvii. Avoid the use of retaining walls.

xlviii. Limit retaining walls to a height of 1.2m, and incorporate terracing and landscaping when required,

xlix. Locate amenity spaces within the site, such as courtyards, gathering spaces, play areas, community gardens, and dog off-leash areas, in areas with high visibility and optimal access to all residents.

l. Encourage opportunities for urban agriculture with outdoor amenity areas that include raised planter boxes, water source, tool storage, and composting facilities.

li. Architecturally integrate identification signs into the overall design of the buildings and landscaping.

lii. Integrate the commercial building name and date within the architecture of the building as a means of identity and heritage.

Parking

liii. Design the internal circulation and parking system with a layout that:
   a. Discourages speeding
   b. Provides safe pedestrian routes throughout development sites and associated parking areas.

liv. Require underground parking for apartment buildings in the Downtown.

lv. Encourage underground parking for all other multi-residential developments.

lvi. Wrap above-ground parkades with active land uses along the public and street frontages at grade level and, where possible upper floors.

lvii. Encourage bioswales, permeable paving, and other design techniques that allow greater infiltration of water in and around parking areas.
lviii. Encourage shared parking lot accesses to adjacent developments.
lix. Locate driveways off minor streets or lanes rather than off major streets to enhance safe and walkable streetscapes. Limit the length of parking lots to 25m (82ft) along public streets, including the vehicle access point.
lx. Locate surface residential parking spaces close to the residential entrances in mixed-use centres.
lxi. Avoid the use of drive thru facilities within the downtown and in mixed-use centres.
lxii. Locate drive-thru facilities internally and not between building faces and public streets.
lxiii. Limit drive-thru facilities to a single lane width.
lxiv. Locate loading areas and facilities for service vehicles away from public views, either at the rear of buildings, or other locations that are not visible from public streets.
lxv. Design loading areas so that they do not interfere with pedestrian circulation and are screened with landscaping and fencing.
lxvi. Clearly designate crosswalks through the use of pavement markings and/or special paving materials and signage where appropriate.

Additional Guidelines for the Mixed-Use Areas East and West of Downtown

lxvii. Require an assessment of historic value for any older buildings on development sites.
lxviii. Design new development to respond positively to the existing and historical architectural context.
lxix. Respect, restore, and/or replicate significant architectural detail where such detail contributes to and reinforces the area's historic and current desirable qualities and character.
lxx. Incorporate 1920s to 1930s architectural features such as bay windows, pitched roofs, historic façades, canopies, awnings, attention to window and storefront design, and patio areas in front of buildings.

Additional Guidelines for the Mixed-Use Areas in Cedar Valley & Silverdale

lxxi. Design sites to include seating and gathering spaces along pedestrian walkways.
lxxii. Site buildings as close as possible to roads to create a community landmark and gateway feature.
lxxiii. Orient corner buildings to both fronting roads.
lxxiv. Reserve ground floor space for only commercial uses.
lxxv. Include office and/or multi-unit residential units on upper floors.

Waterfront Area

lxxvi. Additional Guidelines for development in the Waterfront Area are contained in Section 3 of the Waterfront Revitalization Master Plan.

Additional Guidelines for the Lougheed Highway Corridor

lxxvii. Provide a high quality and attractive form of commercial and mixed-use development, with attention to streetscape views from the Lougheed Highway, Logan Avenue, Fraser Crescent and adjacent streets.
lxxviii. Coordinate efficiency of land use in the siting, form, and character of commercial developments and their associated service areas, parking, and landscaping.

lxxix. Promote environmentally sensitive building and landscape approaches to facilitate transformation of this highway-oriented setting into one that accommodates vehicular, pedestrian, and cycling access safely and conveniently.

lxxx. Substantial landscaping is encouraged for each commercial and mixed-use site:

c. to reduce views of parking and paved areas from the Lougheed Highway and adjacent streets
d. to increase the amount of natural vegetation and shaded areas
e. to finish properties in a manner that is attractive and reflective of the natural "green" character of Mission
f. to increase the natural infiltration of rainwater
g. to define the edges of the site with landscaped boulevards having a minimum width of 3m (9' 10") augmented with on-site landscaping buffer areas to create pleasant and safe street fronting pedestrian environments.

lxxxi. Plant a uniform alignment of street trees along the Lougheed Highway and public streets at the spacing recommended by Mission.

lxxxii. Appropriate street tree spacings are 10m along the highway and arterials, 8m along local and collector roads, with a lower spacing for smaller trees.

DPA D: Industrial Development Permit Area

Category

488 (1) of the Local Government Act

- (f) establishment of objectives for the form and character of commercial development.
- (h), (i) and (j) for the establishment of objectives to promote energy conservation, establishment of objectives to promote water conservation, and establishment of objectives to promote the reduction of greenhouse gas emissions, respectively.

Area of Applicability

The Industrial Development Permit Area is applicable to all properties being developed for industrial uses within the urban growth boundary ~~(Map X Urban Growth Boundary)~~.

Exemptions

The following types of development are exempt from submitting this Development Permit:

- Excluding a coach house or a garden cottage, a development proposing to construct a new building(s) or an addition to an existing building(s) less than 111.5m^2 (1200ft^2) will be evaluated by staff 'in-house' to ensure consistency with the intent of Development Permit Area Guidelines.
- Internal renovations not resulting in any change to the external appearance of the building.
- Site improvements such as landscaping and paving.
- Subdivision for the purposes of lot consolidation, lot line adjustment, or road widening to City of Mission standards.
- Exterior building envelope repairs including repainting and recladding covered under the *Homeowner Protection Act*, SBC 1998 not resulting in any significant change to the external appearance of the building.
- Any servicing work undertaken by or on behalf of the City of Mission.

Designation

The Industrial Development Permit Area promotes development design that meets the needs of industry through attractive design. The site design, aesthetic improvements, and building form will not compromise the function of industrial developments.

Justification

The Industrial Development Permit Area establishes guidelines for the general form and character of future industrial developments and expansion of existing developments within industrial areas. Most of the guidelines pertain to light industrial uses that are visited by the public.

Intent

The objective of this area is to achieve a high-quality built form for industrial development.

Objectives

1. Improve the appearance of industrial development from the street and encourage business façade recognition.
2. Encourage new industrial developments to promote safe non-vehicular access.

3. Minimize the overall impact of new industrial developments on adjacent industrial and non-industrial uses.
4. Promote environmentally sensitive building and landscape approaches.

Sustainability Initiatives

All form and character development permit submissions must contain a sustainability statement that provides an overview of sustainability initiatives to be incorporated within the development. Items to be addressed within the statement should relate specifically to the following:

1. Rainwater Management, e.g., impervious surface reduction, green roofs, deeper growing medium, rain barrels, cisterns, rain gardens, disconnected roof leaders.
2. Recycling and Composting Facilities.
3. Water Use Reduction, e.g., low consumption fixtures, greywater systems, rainwater recycling, water efficient landscaping.
4. Energy Efficiency, e.g., high performance envelopes, low energy consumption appliances, passive solar gain, renewable energy systems, pre-plumbing for solar panels.
5. Materials and Resources, e.g., locally obtained building materials, recycled content, construction waste management.
6. Social Sustainability, e.g., end of trip facilities, bike storage, landscaped gathering places, light pollution reduction.

Guidelines

Site Design and Planning for all Industrial Sites

i. Provide a minimum 3 metre-wide landscaped buffer at the property lines and along adjacent streets.

Site Design and Planning for Light Industrial Sites Only

ii. Provide a street presence with entrances and architectural interest in building designs fronting public streets.
iii. Front both street edges when building on corner sites to strongly define the corner and exhibit visually prominent architecture.
iv. Locate office/showroom areas in the most prominent location in relation to the street with façades that are easily identifiable and visible from streets.
v. Locate overhead service doors and loading where they are not visible from the street.
vi. Locate all parking at the interior or rear of the development to the greatest extent possible.
vii. Separate all parking readily visible from the roadway with landscape areas.
viii. Provide pedestrian linkages between sidewalks and buildings and from parking lots to buildings.
ix. Locate outdoor storage areas at the rear or side of the building.
x. Design outdoor storage areas in an unobtrusive manner with screening by landscape.

Landscape Planning

xi. Provide landscape plans that include:
    a. Finished site grades;
    b. Maintenance and irrigation requirements;

c. Underground irrigation alignments;
d. Utilities;
e. Location and heights of retaining walls;
f. Aesthetically pleasing treatments to all retaining walls;
g. Privacy or screening considerations;
h. Shade and sun angles;
i. Considerations for user safety;
j. Identification of prominent views;
k. Landscape architects statement demonstrating how the landscape plan creates visual interest and identity for the project; and
l. Any other site planning criteria requested by the Development Authority.

xii. Incorporate waterlines into all landscape plans.
xiii. Maximize the extent of landscaped areas on site with absorbent soils and minimize the amount of impervious surfaces to increase the natural infiltration (absorption) of rainwater and to provide a more natural or landscaped character.
xiv. Reduce the amount of impervious paving and use permeable materials where possible, e.g., permeable pavers, permeable asphalt or concrete, decks, reinforced grass.
xv. Consider the use of bioswales, rain gardens, and other design techniques that allow greater infiltration of water, including within and around parking areas.
xvi. Promote the use of rainwater collection/re-use systems that collect rainwater for irrigation.
xvii. Encourage landscape designs that use native plants and low maintenance approaches wherever possible.
xviii. Design the landscape to increase or at minimum retain the tree canopy on the site.
xix. Prioritize maintaining the connectivity of green space with adjacent lots in landscape plans.
xx. Landscape the frontage area of new development to include street trees with other plantings interspersed throughout the development site.
xxi. Use screening fencing along side or back property lines to complement the site and building design.
xxii. Provide plaza spaces, intersections and other focal points with benches, street furniture, fountains, landscaping, lighting and public art along pedestrian corridors.
xxiii. Use Crime Prevention Through Environmental Design (CPTED) principles and guidelines when designing landscaping to maximize pedestrian protection and visibility.
xxiv. Use a one deciduous tree to every three parking spaces ratio within landscaped areas.
xxv. Intersperse intensively landscaped islands or bioswales at least 1.5 metres wide planted with hardy vegetation and shade trees in parking areas in excess of 20 stalls.
xxvi. Provide landscaping at the ends of parking rows, within and around parking lots as needed to increase human comfort, provide visual relief, and increase infiltration of rainwater.
xxvii. Use alternate hard surface paving to asphalt periodically in landscape design to reduce heat and visual impacts.
xxviii. Consider energy efficiency and conservation in landscape design, e.g., moderate wind, provide shade in summer, and allow sunlight and daylight into buildings.

Recycling

xxix. Locate garbage, composting, and recycling container areas where they are accessible to users and container pick-up trucks.
xxx. Locate garbage, composting, and recycling container areas on rear lanes where possible.
xxxi. Screen garbage, composting, and recycling container areas with an appropriate durable, bear-proof enclosure.
xxxii. Provide landscaping around the perimeter of garbage, composting, and recycling container enclosures where possible.
xxxiii. Avoid direct exposure of refuse and recycling areas to public streets.

Signage & Lighting

xxxiv. Provide a comprehensive signage plan that is compatible with the development.
xxxv. Coordinate signage design architecturally with the overall building design and composition, integrating signage with building façades through colour and graphic style.
xxxvi. Design signs in multiple-tenant buildings to present a unified and consistent appearance.
xxxvii. Include external lighting, especially along pedestrian pathways, to enhance safety on the site after dark.
xxxviii. Minimize on-site lighting glare and overspill into adjacent residential properties and into the sky, using International Dark Sky Model principles.
xxxix. Direct lighting downwards and use full cut-off fixtures with horizontally aligned flush mounted (non-protruding) lenses.
xl. Limit lighting fixtures on poles to a maximum height of 6.0 metres from the ground.
xli. Ensure that the design and installation of lights protects against vandalism.
xlii. Coordinate the design and location of lighting with other landscape elements and street furniture.

Building Form & Character

xliii. Incorporate roof edge designs that vary architectural treatments, articulation, elevations, textures, colours, and improvements.
xliv. Consider the visual relationship development has with roads, including the Mission Bridge, highway bypass, trails, and commuter rail view corridors.
xlv. Provide architectural and/or landscaping features along street edges to maintain an attractive appearance.
xlvi. Avoid extended blank walls along streets.
xlvii. Locate and design main building entries to be clearly identified from streets and entry driveways.
xlviii. Include glazing as a major component of street-facing façades.
xlix. Group and buffer rooftop appurtenances including mechanical units, venting, air conditions, rooftop heaters, satellite dishes, and other elements to reduce noise and visual impacts on surrounding uses.

Parking

l. Encourage bioswales, permeable paving, and other design techniques that allow greater infiltration of water in and around parking areas.
li. Encourage shared parking lot accesses to adjacent developments.

lii. Clearly designate crosswalks through the use of pavement markings and/or special paving materials and signage where appropriate.

DPA E: Natural Environment Development Permit Area

Category

488 (1) of the Local Government Act

- (a) establishment of objectives protection of the natural environmental, its ecosystems and biodiversity.
- (h), (i) and (j) for the establishment of objectives to promote energy conservation, establishment of objectives to promote water conservation, and establishment of objectives to promote the reduction of greenhouse gas emissions, respectively.

Area of Applicability

The areas identified on the~~The~~ Natural Environment Development Permit Area Schedule ~~applies to all land identified on Map X, DPA E: Natural Environment Development Permit Area~~.

Designation

The Natural Environment Development Permit Area is designed to establish guidelines for the protection of the natural environment, its ecosystems and biodiversity, and to promote practices that will minimize negative impacts on these areas.

Justification

Mission has extensive natural areas that include the Fraser River, creeks, lakes, ponds, wetlands, riparian areas, significant forested areas, and steep hillsides and rock features. These areas are ecosystems that provide many functions necessary for the health and well-being of fish, wildlife and humans.

Intent

The intent of this DPA is to guide development to minimize negative effects on environmentally sensitive and significant areas, habitat, water quality, biodiversity, air quality, greenhouse gas emissions, watercourse maintenance and dredging costs, outdoor recreation opportunities, food production, and many other tangible and intangible benefits of natural areas.

Objectives

1. Protect environmentally sensitive and significant areas.
2. Protect fish and fish habitat for environmental, economic and recreation reasons.
3. Protect the quality and quantity of groundwater and surface water.
4. Prevent or reduce air, land, and water pollution.
5. Protect scarce resources and rare species.
6. Minimize the introduction and spread of non-native invasive species.

Guidelines

i. Identify and describe all environmentally sensitive and significant areas in addition to those covered by the Riparian Areas Regulation, including review of terrestrial habitats and Species at Risk assessments for large developments or as part of neighbourhood plans or as identified by the Director of Development Services or their designate.

ii. Remove identified invasive plants and take measures to prevent their spread in accordance with best management practices or the recommendation of a qualified environmental professional.
iii. Strive to ensure that development results in no net loss of habitat areas.
iv. Where loss of habitat is unavoidable, replace the value of lost riparian habitat at a ratio of 2:1, and identify appropriate mitigation or compensation for the loss or degradation of terrestrial habitat as described in an environmental assessment prepared by a QEP.
v. Minimize impacts to a stream's base flows, natural drainage patterns, and the natural stream channel geometry.
vi. Retain existing vegetation, topography, and hydrology to the greatest degree possible for land in a natural or naturalized condition.
vii. Conserve trees in stands (groups of trees along with their associated understory) to preserve long-term health and stability of each tree within the stand.
viii. Conserve trees by protecting their root systems from disturbance.
ix. Plant only species native to the Coastal Western Hemlock Biogeoclimatic Zone within natural environment areas.
x. Maximize the separation between the proposed building or land use and the most sensitive area where a parcel of land is entirely within the Natural Environment DPA.
xi. Restore and enhance the riparian area per a vegetation restoration plan where there is significant disturbance within the Streamside Protection and Enhancement Area (SPEA).
xii. Install restored and enhanced riparian area under the supervision and in accordance with the recommendations of a Qualified Environmental Professional (QEP) or Registered Landscape Architect and Province.
xiii. Avoid locating trails, roads and utility corridors across protected natural environment areas. If such crossings are unavoidable then design crossings that:
    a. Are perpendicular to the protected natural environment areas, as narrow as possible, and elevated where possible;
    b. Are sited to minimize impacts on the vegetation, and where applicable, the stream channel;
    c. Are sited to conform to the natural topography as much as possible; annd
    d. Are constructed and maintained to prevent erosion and allow the natural movement of surface water and groundwater.

DPA F: Fraser River Development Permit Area

Category

488 (1) of the Local Government Act

- (b) protection of development from hazardous conditions

Area of Applicability

The areas identified one ~~T~~the Fraser River Development Permit Area Schedule~~is applicable to the areas identified as Area F on Map X~~.

Exemptions

The following types of development are exempt from submitting this Development Permit. A development permit may not be required for construction of, addition to, or alteration of, a building or structure where:

- The property is protected by a dike, as defined by the City of Mission Floodplain Management Bylaw, and the requirements of the City of Mission Floodplain Management Bylaw are being met;
- The property is located within the London Avenue Local Exemption Area and Silverdale Creek Local Exemption Area identified on ~~Map X~~the Fraser River Development Permit Area Schedule; or
- The type of construction, addition, or alteration, does not affect, or relate to, matters of health, safety or the protection of property from damage.

Designation

The Fraser River Development Permit Area is designed to establish guidelines for the protection of development from hazardous conditions related to flooding.

Justification

The Fraser River Development Permit Area establishes guidelines for development in floodplains to protect people and property in those vulnerable locations. With climate change, water levels are rising and weather events are becoming more severe, making this DPA particularly important.

Intent

The intent of the Fraser River Development Permit Area is to ensure that the requirements of the Floodplain Management Bylaw are being met and that any geotechnical reports undertaken as part of development will adequately address the potential hazards of the Fraser River.

Objectives

1. Minimize damage to structures and properties from flooding.
2. Direct development away from land subject to potential river avulsion hazards.
3. Ensure adequate assessment and mitigation of river hazards.
4. Allow for suitable land use under potentially hazardous conditions in accordance with engineering studies.
5. Minimize the impact of development and land alteration on the natural environment, ecosystems and biodiversity.

Guidelines

i. An engineering study prepared by a qualified engineering professional with experience in river engineering is required for parcels in this DPA to determine any risks from natural hazards due to flooding and any required mitigation measures. The study must:
    a. Meet the levels deemed acceptable in the City of Mission's Hazard Acceptability Thresholds for Development Permit Approvals by Local Governments;
    b. Address the requirements in the Assistance to Developers and Building Permit Applicants Undertaking Geotechnical Studies handout; and
    c. Meet the requirements of City of Mission's Floodplain Management Bylaw.

DPA G: Geotechnical Hazards Development Permit Area

Category

488 (1) of the Local Government Act

- (b) protection of development from hazardous conditions

Area of Applicability

The areas identified on the~~The~~ Geotechnical Hazards Development Permit Area Schedule ~~is applicable to the area identified on Map X and shall also apply to~~as well as properties with slopes greater than 30%.

Exemptions

The following types of development are exempt from submitting this Development Permit:

- A development permit may not be required for construction of, addition to, or alteration of, a building or structure where:
    - A qualified engineer professional, with experience or training in geotechnical study and geohazard assessments, states in a site-specific report that the land is safe for the use intended and is consistent with Acceptability Thresholds for Development Permit Approvals by Local Governments.
- The type of construction, addition, or alteration, does not affect, or relate to, matters of health, safety, or the protection of property from damage.

Designation

As this Development Permit Area is established to protect areas from hazardous conditions, any requirement for a ~~site specific~~site-specific geotechnical report must be prepared by a qualified engineer professional with experience or education in geotechnical study and geohazard assessments.

Justification

Development may occur on lands within the City of Mission where there is a potential risk of hazards such as landslides, erosion, debris flows, which can present a danger to people and property. Steep slopes are often associated with instability; however, factors such as geological material, soils, moisture content and vegetation cover can also contribute to hazards.

Intent

The intent of this Development Permit Area is to protect residents, structures and property from the potential risk of natural hazards caused by new development.

Objectives

1. Ensure adequate assessment and mitigation of hazards from steep slopes and other land geotechnically unsuitable for development.
2. Direct development away from land subject to potential hazards.
3. Allow for suitable land use under potentially hazardous conditions in accordance with engineering studies.
4. Minimize the impacts of development and land alteration on the natural environment, ecosystems and biodiversity.

Guidelines

i. A geotechnical assessment report prepared by a professional engineer with experience in geotechnical engineering is required for parcels in this DPA to determine any risks from natural hazards due to geotechnical concerns. The DPA map identifies slopes of 30% or more; however, this DPA is not limited to those areas, and also includes areas affected by steep slopes, signs of slope instability, watercourse or alluvial fan hazards, or any other potential hazards identified by a professional engineer, the Approving Officer or Building Inspector. The study needs to:
    a. Meet the levels deemed acceptable in the City of Mission's Hazard Acceptability Thresholds for Development Permit Approvals by Local Governments;
    b. Address the requirements in the Assistance to Developers and Building Permit Applicants Undertaking Geotechnical Studies handout; and
    c. Include a completed "Appendix D" from Guidelines for Legislated Landslide Assessments for Proposed Residential Development in BC.

ii. Do not develop in areas with a potential for natural hazard, unless a qualified engineering professional provides recommendations for:
    a. Mitigation measures to reduce risk of natural hazards for both the subject site and any adjacent and/or other potentially affected areas to an acceptable level during all stages of development; and
    b. Conditions related to the permitted uses, density or scale of building necessary to reduce risk of potential natural hazards to acceptable levels.

iii. Clustering lots away from the hazard area may be approved and the minimum size of parcels of land that may be created by subdivision may be varied by development permit to facilitate the optimum and safe use of the land, provided that each lot is suitable for its intended use.

DPA H: Fire Interface Development Permit Area

Category

488 (1) of the Local Government Act

- (b) protection of development from hazardous conditions

Area of Applicability

All areas identified by ~~T~~the~~The~~ Fire Interface Development Permit Area (FIDPA) Schedule~~applies to all areas identified on Map X~~.

Exemptions

All development is exempt from the requirements to obtain a wildfire hazard development permit other than:

- Subdivision
- Rezoning
- The construction and installation of a new building or structure for which a building permit is required pursuant to Mission's Building Regulation Bylaw.

Designation

As this Development Permit Area is established to protect areas from wildfires, pursuant to Section 488(1)(b), any requirement for a site-specific fire interface report must be prepared by a qualified professional forester or engineer.

Justification

Development may occur on lands within the City of Mission where there is a potential risk of ~~wildfires~~wildfire which can present a danger to people and property.

Intent

The intent of this Development Permit Area is to protect residents, structures, and property from the potential risk of wildfires. Reducing wildfire hazard involves a multilayered approach that includes education, community prevention activities, subdivision design, and building and landscape design that include Fire Smart measures.

Objectives

1. Regulate development to minimize risk and to protect life and property from wildfire hazards.
2. Direct development away from land subject to potential wildfire hazards.
3. Reduce the susceptibility to wildfire of new construction or additions near forested areas.
4. Promote activities to reduce wildfire hazards.
5. Minimize risk of fire to Mission's forests.
6. Ensure adequate assessment and mitigation of hazards from wildfires.
7. Conserve the visual and ecological assets of the forest for the benefit of present and future generations.
8. Reduce the risk of post-fire landslides, debris flows and erosion.

Guidelines

i. Design guidelines are based upon three priority areas for the separation of buildings from areas susceptible to wildfires as follows:

a. Priority 1 zone is 10m (33ft) from the building, established for flat land.
b. Priority 2 zone begins 10m (33ft) from a building and extends to 30m depending upon topography. The more the land slopes, the more the zone should be extended.
c. Priority 3 zone begins 30m (100ft) from a building and extends to 200m or more. High intensity crown fires that occur in this zone may be a potential high source of burning embers.

ii. Locate new buildings or structures and associated accessory buildings and structures are as far away from any wildfire risk areas as is reasonably possible on the parcel.
iii. Use fire retardant roofing materials, with metal or clay roofing given preference.
iv. Sheath all exterior walls, decks, porches, and balconies with fire resistive materials such as stucco, metal siding, brick, cement shingles, concrete block, poured concrete, rock, logs or heavy timbers as defined in the BC Building Code.
v. Require fire-resistive decking materials, such as solid composite decking materials or fire-resistive treated wood.
vi. Require all windows to be tempered or double-glazed to reduce heat and protect against wind and debris that can break windows and allow fire to enter the new building or structure.
vii. Build all chimneys and wood-burning appliances with approved spark arrestors.
viii. Build consistent with the highest current wildfire protection standards published by the National Fire Protection Association or any similar, successor or replacement body that may exist from time to time.
ix. Provide all new hydro servicing that is in, or within 10m (33ft) of, a wildfire risk area underground.
x. Provide concrete poles where burying new hydro servicing in wildfire risk areas is not possible.
xi. Design and install wildfire risk mitigation and landscaping to protect, conserve, and enhance natural features of the site and adjacent ecosystems.
xii. Manage a defensible space of at least 10m (33ft) around buildings and structures with the goal of eliminating fuel and combustible debris, reducing risks from approaching wildfire, and reducing the potential for building fires to spread to the forest.
xiii. Require a larger defensible space in areas of sloping ground where fire behaviour creates greater risk.
xiv. Forbid new coniferous evergreen tree plantings within 10m of the building.
xv. All wood, vegetation and construction debris identified in the qualified professional's report should be removed within three months of permit issuance, or immediately during high fire risk seasons.

DPA I: Mission City Downtown Development Permit Area

See Appendix X.

Responses from Legislated Consultation (LGA S.475)

Agricultural Land Commission 2
BC Transit 13
Ministry of Transportation and Transit 15
Fisheries and Oceans Canada 18
FortisBC 20
Fraser Valley Regional District 24
Metro Vancouver Regional District 39
Mission Public School District 41
Rogers Communications 43
Telus Communications 46
City of Abbotsford 47

Agricultural Land Commission
PROVINCIAL AGRICULTURAL LAND COMMISSION

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Burnaby, BC, Canada V5G 4K6

April 11, 2025

Reply to the attention of Nicole Mak
ALC Planning Review: 103914
Your File: OCP Bylaw 6350-2025

Dan Sommer
Director of Development Services, City of Mission
planning@mission.ca

Re: City of Mission Official Community Plan, Bylaw 6350-2025

Thank you for forwarding a draft copy of the City of Mission's Official Community Plan, Bylaw 6350-2025 (the "Draft OCP") for review and comment by the Agricultural Land Commission (the "ALC" or "Commission"). The Draft OCP replaces the current Official Community Plan Bylaw 5670-2017 which was referred to the ALC for review and comment in 2017.

Section 46 of the ALCA requires local governments to ensure their bylaws are consistent with the *Agricultural Land Commission Act* ("ALCA"), Agricultural Land Reserve ("ALR") regulations, and any orders of the Commission. Inconsistent bylaws include (but are not limited to) those which allow a use of land in the ALR that is not permitted under the ALCA or contemplate a use of land that would impair or impede the intent of the ALCA. ALC staff provide the following comments on the bylaw to help ensure its consistency with the ALCA, ALR regulations, and any previous decisions of the ALC. Please note that ALC staff cannot endorse any inconsistencies; that requires a resolution of the Commission.

General Comments

In the sidebar callouts on page 69 of the Draft OCP), it notes that the 'Agriculture' land use designation "includes all lands designated Agricultural Land Reserve (ALR) by the Province and regulated by the Agricultural Land Commission" [emphasis added]. Based on the Land Use Maps provided as part of the draft OCP, it does not appear that all land within the ALR has been designated as 'Agriculture'. As such, ALC staff encourage the City of Mission (the "City") to alter the land use maps within the Draft OCP to ensure all land within the ALR is designated as 'Agriculture'.

Section 473(1)(b) of the *Local Government Act* requires that an OCP include a statement and map designations of the approximate location, amount and type of present and proposed agricultural land uses. ALC staff request a statement of the amount of ALR that lies within the City to be included in the OCP.

2.1 Land Use & Urban Design Strategy

2.1.1.1 General

Policy
e) allow public utilities, community services, paths, trails, open space, and parks in all land use designations

For land within the ALR, community services, paths, trails and parks, and certain public utilities are generally not outright permitted and would require an application to the Commission.

2.1.1.6. Urban Residential (SSMUH)

One property (PID: 008-614-652) is designated as urban residential. The urban residential designation does not permit agriculture. Certain permitted farm uses (Division 2 of the ALR Use Regulation) cannot be prohibited by a local government within the ALR. ALC staff object to PID: 008-614-652 being designated as urban residential.

2.1.1.7 Suburban Residential

There are 6 ALR parcels designated as suburban residential in the Draft OCP.

a) land uses: residential, home occupation, agriculture

No definition of home occupation is included in the Draft OCP, as such, it is unclear what uses fall under the home occupation land use. ALC staff recommend the City clarify whether the home occupation land use is intended to apply to land within the ALR. If so, the City should ensure that their home occupation definition is consistent with that of s. 24 of the ALR Use Regulation. If the home occupation land use is not intended to apply to land within the ALR, the City should indicate so.

Urban Design
c) incorporate appropriate setbacks from neighbouring properties

ALC staff appreciate that the OCP encourages appropriate setbacks. For suburban residential lots that are within the ALR or adjacent to the ALR, buffering should be on the urban (non-ALR) side. The Ministry of Agriculture and Food's Guide to Edge Planning (2015) provides specific setback and buffering guidelines to reduce the potential of urban/agricultural conflicts.

Policy
h) allow for a range of residential uses including residential care where on-site servicing can support them

Residential care is not an outright permitted use in the ALR, ALC staff recommend specifying that this policy does not apply to land within the ALR.

j) allow residential development intensity up to fourplexes where appropriate zoning allows them.

ALC staff appreciate the "appropriate zoning" caveat as fourplexes are not permitted in the ALR. In the ALR, only a principal residence up to 500 m^2 total floor area, a suite within a principal residence, and additional residence up to 90 m^2 total floor area for parcels 40 ha or less, or up to 186 m^2 for parcels larger than 40 ha area permitted without application.

m) limit the operation of commercial-scale agriculture

It is unclear what the City defines as "commercial-scale agriculture" as there is no definition in the draft OCP. ALC staff recommend including a definition of "commercial-scale agriculture" in the draft OCP. Note the City may regulate farm uses (e.g. by establishing building setbacks or maximum building sizes); however, it may not outright prohibit farm uses or regulate farm uses to the point of prohibition unless by way of a Minister's Bylaw (s. 552 of *Local Government Act*).

n) support the development of more than two units per lot in instances where SSMUH criteria are met.

Where the SSMUH does apply to an ALR parcel, the following considerations must be taken into account:

- The ALCA and the ALR Use Regulation already permit up to three residential units on an ALR parcel:
    - A principal residence up to 500 m^2 total floor area,
    - A secondary suite within that principal residence, and
    - An additional residence up to 90 m^2 total floor area for parcels 40 ha or less, or up to 186 m^2 for parcels larger than 40 ha.

A local government cannot permit more housing on an ALR parcel than what is permitted by the ALCA and ALR Use Regulations regardless of the SSMUH legislation (i.e., a bylaw may not allow up to 6 units on an ALR parcel). Any bylaw that permits more housing than what is permitted by the ALCA and the ALR Use Regulation is of no force and effect to the extent of the inconsistency.

The SSMUH also refers to several different types of possible multi-unit housing; however, duplexes, triplexes, townhomes, etc. are not permitted in the ALR.

More information on how the SSMUH applies to land in the ALR can be found under section 2 of the ALC's Housing Legislation In the ALR document.

2.1.1.10. Rural

There are 2 ALR parcels designated (fully or partially) as rural in the Draft OCP.

b) Density:

i) minimum: 0.125 units per ha

ii) maximum 0.625 units per ha

It is unclear if the proposed densities are intended apply to land within the ALR. ALC staff recommend the City clarify that the minimum density does not apply to land within the ALR.

c) Lot size

i) minimum lot size: 1.6, 3.6, 8.0 hectares (depending on appropriate zone)

ALC staff recommend larger minimum lot sizes for land within the ALR to allow for the widest range of agricultural activity on the parcel. Larger ALR parcels sizes also temper expectations of subdivision of ALR land.

Policy
d) Allow for a range of residential uses including residential care and secondary units where on-site servicing can support them

Residential care is not an outright permitted use in the ALR, ALC staff recommend specifying that this policy does not apply to land within the ALR.

f) limit the expansion of commercial-scale agriculture

See comments made about commercial-scale agriculture above.

2.1.1.16. Agriculture

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.

Section 12 of the ALR Use Regulation recognizes and outright permits agri-tourism activities subject to certain conditions. As such, ALC staff recommend the following amendments to the text to ensure consistent terminology is used:

"review and update the Zoning Bylaw as necessary to ensure the development of agri-tourism activities and value-added production on ALR lands are adequately supported provided they comply with the *Agricultural Land Commission Act* and ALR Use Regulation"

ALC staff look forward to reviewing the draft Zoning Bylaw when it becomes available. Referrals can be made to the undersigned.

Policy
d) encourage the development of commercial agri-industrial and agri-research activities along the Lougheed Highway ALR lands in Silverdale

ALC staff note that in previous OCP referrals, the City designated the Lougheed Highway area in Silverdale as a "special study area" for the purpose of planning and analysis related to potential industrial or commercial uses. The ALC strongly objected to the "special study area" designation. ALC staff are encouraged that the "special study area" is no longer within the City's long-term plans; however, ALC staff are concerned that the City may be creating a false sense of expectation by encouraging uses that, although possibly agriculture adjacent, are not outright permitted in the ALR as the OCP does not define "commercial agri-industrial" and "agri-research activities". It is unclear the type of activities that the City wishes to encourage.

In general, alcohol production (s. 13 of the ALR Use Regulation), storing, packing, preparing and processing of farm products (s.11 of the ALR Use Regulation) are permitted subject to certain conditions. The use of agricultural land for conducting research respecting a farm use or permitted non-farm use is also permitted subject to certain conditions (s. 27(4) of the ALR Use Regulation).

If the City is intending to encourage the uses described in the ALR Use Regulation, ALC staff recommend using the language in the ALR Use Regulation to avoid confusion and false expectations among landowners and readers of the OCP.

e) encourage active farming operations throughout Mission's ALR properties

ALC staff commend the City's initiative to encourage active agriculture on ALR properties that they own.

f) Allow the development of residential development with accessory units.

ALC staff recommend the following amendments to the text to ensure that residential development expectations within the ALR are tempered:

"Allow the development of residential development with accessory units that are consistent with the ALCA and ALR Use Regulation"

2.1.1.17. Parks and Open Spaces

There are 8 ALR parcels designated (fully or partially) as rural in the Draft OCP.

a) Land Uses: recreation, protected natural assets, commercial

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.

The type of commercial use within the Parks and Open Spaces designation is not well defined. Generally, commercial uses that are not associated with agriculture and are in support of a park and/or recreation use are not outright permitted in the ALR. As the Parks and Open Spaces designation applies to land outside of the ALR and to land within the ALR, ALC staff recommend the City specify that the commercial land use only applies to land outside of the ALR.

Policy
b) support the development of both active and passive recreation for all ages in parks and open spaces

While the OCP does not specify the type of active recreation that would be supported, active recreation (e.g. playgrounds, trails, sports field and courts, etc.) are not outright permitted uses within the ALR and would require an application to the Commission.

2.1.2 Neighbourhood Plans

ALC staff look forward to reviewing draft Neighbourhood Plans that impact land within the ALR as they become available. Referrals can be made to the undersigned.

2.1.3 Urban Growth Boundary

Based on Schedule 01b: Land Use Concept, some ALR land is included in the urban growth boundary (UGB), specifically, the lands in the Silverdale area along Lougheed Highway and the lands south of Dewdney Trunk Rd and east of Stave Lake St. ALC staff cannot find a record of the Commission's previous approval or endorsement of these lands to be designated for non-agricultural uses. The

priority use of land in the ALR is for agriculture and non-agricultural uses are restricted, as such, ALR land should not be included in the UGB as it creates false expectations of future development potential for readers of the Draft OCP.

2.1.4 Rural Industrial Plan

The Rural Industrial Plan speaks to development of future sand and aggregate extraction areas. ALC staff recommend clarifying that development of sand and aggregate extraction operations on land within the ALR require an application to the Commission to temper the expectations of the OCP's readers.

2.1.5 Rural Mission Strategy

ALC staff look forward to reviewing the draft Rural Mission Strategy should it include consideration of land within the ALR. Referrals can be made to the undersigned.

2.2 Transportation Strategy

In general, ALC staff encourage ALR lands be avoided when considering development of new transportation networks that service land outside of the ALR.

For land in the ALR, constructing and upgrading of roads under certain conditions are outright permitted under s. 18 of the ALR Use Regulation. Any development of new roads and/or active transportation routes such as multi-use paths require approval of the Commission. When developing the Transportation Master Plan, ALC staff encourage City staff to reach out in the early planning stages to discuss a draft prior to submission of an application. Further, ALC staff recommend clarifying within the OCP that development of any new transportation networks within the ALR may require approval of the Commission to temper the expectations of the OCP's readers.

2.3. Servicing Infrastructure Strategy

In general, ALC staff encourage ALR lands be avoided when considering the development of any new infrastructure that service land outside of the ALR. ALC staff also support infilling development in existing key corridors outside of the ALR.

For land in the ALR, the constructing, maintaining and operating of force mains, trunk sewers, gas pipelines and waterlines within existing dedicated rights of way are outright permitted in the ALR (s.25 of the ALR Use Regulation). Any new infrastructure such as sewage, water, and/or storm water systems may require further ALC approval if the infrastructure is proposed within the ALR and outside of an existing dedicated right of way. When developing new infrastructure, ALC staff encourage City staff to reach out in the early planning stages to discuss a draft plan prior to submission of an application. Further, ALC staff recommend clarifying within the OCP that development of any infrastructure within the ALR may require approval of the Commission to temper the expectations of the OCP's readers.

3.1. Environment

3.1.2. Food Security

ALC staff are encouraged by the City's intention to support local agriculture and recognition of the role agriculture plays in the City's economy.

3.2.1. Park Development & Management

Although park and recreational uses are restricted within the ALR, s. 22 of the ALR Use Regulation provides limited opportunities for open land parks for biodiversity conservation, passive recreation, heritage, wildlife or scenery viewing purposes. Based on the action items within s.3.2.1, the parks being considered within this section exceed the provisions in s. 22 of the ALR Use Regulation. As such, ALC staff recommend clarifying within the OCP that development of any new park facilities within the ALR including any trails and park facilities require approval of the Commission to temper the expectations of the OCP's readers.

3.2.3. Trails & Natural Areas

As mentioned above, trails are not outright permitted uses within the ALR. Any proposal for trails would require an application to the Commission.

Appendix B: Maps

Schedule 06: Agricultural Land Reserve

The ALR lands depicted in Schedule 06 are missing areas of ALR, particularly in the northeastern part of the City of Mission and where the ALR intersects with Federal IR lands. The most recent ALR boundary data can be found on the ALC website (https://www.alc.gov.bc.ca/alr-maps/). See drop down 'ALR Geographic Information Systems Data'. ALC staff strongly recommend that the ALR boundary dataset remain unchanged after downloading from the ALC website.

Development Permit Areas

Maps showing the land for which Development Permit Area (DPA) E: Natural Environment and DPA F: Fraser River Development apply are included in Appendix B of this Draft OCP; however, this Draft OCP does not appear to include policy provisions regarding DPA E and F. ALC staff look forward to reviewing the DPA policy provisions as they become available as DPA E and F impact land within the ALR.

Urban Residential & Mid-Rise Residential modifiers

The City's Staff Report, dated March 17, 2025, attaches a Policy Implications Map: Urban Residential and Mid-Rise Residential Designations which designates some urban residential parcels outside of the ALR but along the boundary of the ALR for small-scale multi-unit housing up to FSR 0.75. ALC staff recommend considering urban-side edge planning tools such as setback and buffers on the urban side in the *Guide to Edge Planning* to promote urban/rural compatibility.

Future Referrals

The Draft OCP references the updating and creation of other documents, City Staff may find the ALC's Bylaw Review Guide to be instructive on the process and considerations of the ALC. Note that if any proposed land uses in the updated or new plans are inconsistent with the ALCA, please note they must be reviewed and approved by the Commission. ALC staff recommend reaching out in advance of a referral if any inconsistent land use designations are proposed.

*****

The ALC strives to provide a detailed response to all referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft provisions cannot in any way be construed as confirmation regarding the consistency of the submission with the ALCA, the regulations, or any decisions of the Commission.

This response does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

If you have any questions about the above comments, please contact the undersigned at 236-468-3278 or by e-mail at ALC.Referrals@gov.bc.ca.

Yours truly,

Nicole Mak, Regional Planner

Enclosure: Referral of Draft Official Community Plan Bylaw 6350-2025
CC: City of Mission, Manager of Long Range Planning and Special Projects – Attention: Mike Dickinson
Ministry of Agriculture and Food – Attention: Jeff Weightman

103914m1

To: City of Mission
Re: Official Community Plan update, OCP Bylaw 6350-2025
April 8, 2025

Thank you for the opportunity to review and provide feedback on the City of Mission's Official Community Plan. Please see below for comments from BC Transit on this document:

BC Transit has the following comments:

- S. 2.2.1(j): With transit specifically mentioned in this action item, it would be good to include – either within this action item or as a separate one – language around working with BC Transit both through our development referral program and transit expansion program to ensure there is a strong connection between transit and land use, and that service can be provided to new areas as appropriate.
- S. 2.2.2(b): This likely has the added benefit of improving access to transit by reducing walking times, especially in areas with more circuitous road networks. It is recommended that this action item be adjusted to include connections to transit.
- S. 2.2.2(d): It is recommended that this action item be edited to also prioritize active transportation projects that improve access to transit routes
- S. 2.2.3(a): In addition to this action item, it is recommended that an action item related to working with BC Transit to implement the network concepts and service levels outlined in the Transit Future Action Plan be included in this section.
- S. 2.2.3(b): This action item could be expanded to include working with BC Transit to realign the transit network in consideration of the new exchange location.
- S. 2.2.3(d): It is recommended that this action item be expanded to include accessibility improvements for bus stops. BC Transit can provide you with our guidelines for the minimum requirements for accessible bus stops.
- S. 2.2.3(f): It is recommended that a reference to the Provincially-identified TOA be included here.
- S. 2.2.4(c): Note that roundabouts can be challenging (but not impossible) for transit vehicles to navigate safely. If the intention is to require these in new community developments, please ensure BC Transit is engaged to ensure our ability to provide service to new areas is not impacted.
- S. 2.2.4(d): As above, please ensure BC Transit is engaged on the locations of future roundabouts so we can properly assess any potential transit impacts.
- S. 3.1.1(c): It is recommended that a note around focusing growth along transit corridors be added here.

- S. 4.3(a, viii): Under policies for monitoring progress, another KPI to consider including is transit service hours per capita (increasing), as this helps measure increased transit investment in ways unrelated to commuting.

Thank you again for the opportunity to be involved in this project. Please reach out if you have any questions regarding the above comments, or wish to discuss any items further.

Erin Sparks
Senior Transit Planner
BC Transit
esparks@bctransit.com

Ministry of Transportation and Transit

Hi Dan,

My name is Leah Catton, and I've taken over the role of Senior Development Officer from Kevin McGowan, who is now our Provincial Approving Officer.

Going forward, could you please send all referrals to our team inbox at developmentservices.fraservalley@gov.bc.ca to support effective coordination.

Regarding OCP Bylaw 6350-2025, please find attached MOTT comments and questions for your review.

Regards,

Leah Catton

Senior Development Officer

Service Area 7 | Fraser Valley

Ministry of Transportation and Transit

45890 Victoria Avenue

Chilliwack, BC V2P 2T1

T: (236)-455-1686

From: McGowan, Kevin MOTI:EX <Kevin.McGowan@gov.bc.ca>
Sent: March 18, 2025 2:31 PM
To: Catton, Leah MOTI:EX <Leah.Catton@gov.bc.ca>
Subject: Fw: OCP Bylaw 6350-2025 - Referral

Kevin McGowan

Provincial Approving Officer

Ministry of Transportation and Transit

45890 Victoria Avenue, Chilliwack, BC V2P 2T1

Office: (778)-704-0028 | Cell: (778)-684-2253

City of Mission OCP Update Comments

Pg	Section	Note	Comment
43	2.1.1.1	Land Use Concept Map	It is a bit blurry and difficult to pinpoint where land use designations are located. Suggest refining image.
62	2.1.1.12	Employment & Major Commercial – "Lands with this designation are primarily focused along the Lougheed Highway, connecting the city's local economy to the wider region."	Since there is no limit on maximum building height, higher density stacked structures are encouraged, this is assumed to generate significant traffic. How will this increase in traffic be mitigated along Lougheed Highway?
63	2.1.1.12	"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"	This seems to encourage an increase in the number of commercial trucks along Lougheed Highway. Access/egress will need to be considered through design. How will access look like (stop controlled intersections, signals/interchanges)?
68	2.1.11.16	"Encourage the development of commercial agri-industrial and agri-research activities along the Lougheed Highway ALR lands in Silverdale"	Same comment as above.
78	2.1.2.1	Preparing Neighborhood Plans	In relation to the comment above, neighborhood plans that impact Lougheed Highway should be shared and reviewed by the Ministry.
86	2.2.2	Active Transportation – "Collaborate with the Ministry of Transportation and Infrastructure to prioritize adding protected, active transportation infrastructure along Highway 7 and Highway 1 to enhance safety for pedestrian and cyclists using these corridors"	- Amend to Ministry of Transportation and Transit The Ministry supports active transportation. Protected AT facilities require right of way and assessment of feasibility. Suggest revising wording to identify exploring feasibility for protected cycling facilities (instead of prioritizing) and enhance cycling safety as a priority. Suggest

			exploring alternate municipal corridors where protected AT facilities are not feasible on the highway.
88	2.2.4	Roads & Highways – "Ensure that highway and arterial roads are designed to contribute towards the urban fabric rather than focus singularly on expeditious movement of vehicles"	This note concerns Ministry roadway. The Ministry's primary customers are longer distance trip users. The highway needs to maintain its role and function as a secondary highway.
154	-	Appendix B – Maps	Suggest refining the quality of the images – difficult to read
154	-	Appendix B – Maps	What is the meaning of Schedule 1, 2a,2b, etc.? Are these based on specific timelines or are they referring to other documents? Suggest including the reference.
General		Transit plans & road network	Suggest including a map that outlines the Transportation Strategy discussed in Section 2.2 (pg 84-89)

Fisheries and Oceans Canada

From: PAC FPP / PPP PAC (DFO/MPO)
To: Planning
Subject: FW: OCP Bylaw 6350-2025 - Referral
Date: Tuesday, March 18, 2025 2:55:53 PM
Attachments: [redacted]
Referral Letter - [redacted] Fisheries and Oceans.2.pdf
B - OCP Bylaw [redacted] 2025.pdf
A - Staff Report - OCP Bylaw [redacted] 2025.pdf

You don't often get email from dfo.pacfpp-ppppac.mpo@dfo-mpo.gc.ca. Learn why this is important

Hi Dan,

Thank you for contacting the Fish and Fish Habitat Protection Program (the Program) of Fisheries and Oceans Canada (DFO) regarding the above headlined OCP Bylaw 6350-2025.

The conservation and protection of Canada's marine and freshwater resources is a top priority for Fisheries and Oceans Canada (DFO). DFO's Fish and Fish Habitat Protection Program (FFHPP) helps conserve and protect fish and fish habitat and restore fish habitat for future generations. The FFHPP administers and ensures compliance for development projects taking place in and around fish habitat, under the *Fisheries Act* and relevant provisions of the *Species at Risk Act*.

DFO's FFHPP is not providing detailed comments on the referenced OCP Bylaw 6350-2025. However, DFO recommends that land use planning processes consider establishing clear environmental conservation and protection objectives that are reflected in designation of environmentally sensitive areas, setback requirements, stormwater retention/detention requirements, land use restrictions and bylaws (e.g., tree removal). Protection of freshwater and marine resources provides long-term benefits to fish and fish habitat, as well as to the public, by regulating water quality and quantity, providing for stream channel and foreshore stability, and increasing resiliency to climate change impacts.

If you have any further questions about DFO's role in municipal planning processes, please feel free to direct future enquiries to EnquiriesPacific@DFO-mpo.gc.ca.

I hope that the information I have provided is helpful and thank you for the opportunity to provide input.

Kindly,

Stephen Tessovitch (he/him)
Referrals and Client Services Coordinator
Regional Operations Division
Fish & Fish Habitat Protection Program

Ecosystems Management Branch
Fisheries and Oceans Canada....><((((º>º
985 McGill Place
Kamloops, BC V2C 6X6
E-mail: *ReferralsPacific@dfo-mpo.gc.ca*

From: Planning <planning@mission.ca>
Sent: Tuesday, March 18, 2025 2:04 PM
To: PAC FPP / PPP PAC (DFO/MPO) <DFO.PACFPP-PPPPAC.MPO@dfo-mpo.gc.ca>
Cc: Mike Dickinson <mdickinson@mission.ca>; Sharel Isabella <sisabella@mission.ca>; Planning <planning@mission.ca>
Subject: OCP Bylaw 6350-2025 - Referral

You don't often get email from planning@mission.ca. Learn why this is important

Dear Department of Fisheries and Oceans,

Further to our email on March 12, 2025 regarding the City seeking your feedback on the draft OCP update, please find attached the statutory referral in compliance with Section 475 of the *Local Government Act* with respect to the proposed Official Community Plan Bylaw 6350-2025.

Please advise whether your organization has any information or comments with respect to the proposed OCP Bylaw 6350-2025. Background information is enclosed to assist your assessment.

You can provide feedback by 4:00 pm on Thursday, April 10, 2025. Should no response be received by this date, the City will assume you have no comments on the proposed Bylaw.

Forward your comments to the undersigned via email at planning@mission.ca and include the City of Mission file number (OCP Bylaw 6350-2025) in your correspondence.

A hardcopy of the Bylaw is also available upon request.

Sincerely,

Dan Sommer

FortisBC

From: Referrals
To: Planning
Subject: City of Mission - Draft Official Community Plan (OCP) Consultation - Fortis Property Referral 2025-321
Date: Wednesday, April 9, 2025 2:17:53 PM
Attachments: image001.png

Good Afternoon,

Please see comments below with regards to our High Pressure and Distribution Pipeline reviews:

For High Pressure Pipeline:
Transmission Pressure Gas Pipeline

Any work within 10m of a FortisBC transmission pressure gas pipeline and/or within a FortisBC right-of-way requires a Permit.

Process to Apply for an Online Permit Application

-
The applicant can submit a permit application through our new and quick automated permit system at www.fortisbc.com/rightofway.

If you have questions, please email: protectionandpermitting@fortisbc.com

Kindly note the following:

- *The applicant is responsible for ensuring that their proposed works, will not damage, impair the usefulness or safety of, or interfere with the existing FortisBC facilities and, prior to commencing the work under this permit, the applicant shall undertake the necessary due diligence and engineering assessment to ensure its proposed facilities will not damage, impair the usefulness or safety of, or interfere with the existing FortisBC facilities. The applicant shall provide copies of all reports and assessments to FortisBC upon request.*
- *The activities in question must not be in problematic or marginally stable soil areas such as soft peat or burns bog, swamp soil areas, potentially unstable slopes.*
- *No blasting activity shall be done within 400m of all FortisBC assets.*
- *Rock breaking / Rock hammering activities must operate a minimum 2m away from FortisBC gas pipeline.*
- *Prior to all proposed works, the location of FortisBC assets shall be determined accurately with visible marking to ensure that the proposed activities do not physically disturb or damage any FortisBC assets.*
- *The applicant must ensure that the whole operation is cautiously executed and at no times the FortisBC assets are subject to risk.*
  Exact location of gas pipeline shall be determined by hand excavation. Machine excavation is

not permitted within 1m of gas pipeline.

- *The stockpiling of excavated, building or other materials is prohibited within FortisBC right-of-way.*
- *There is to be no deterioration of soil stability or drainage patterns within FortisBC right-of-way.*
- *All fill material placed, if any, must be clean and free of any hazardous substances within FortisBC right-of-way.*
- *No building, structure or foundation or portions thereof are permitted within the FortisBC right-of-way.*
- *No spoil, material or equipment shall be placed/stored over top of the transmission pressure gas pipeline at any time.*
- *Access for FortisBC representative must be maintained at all times.*
- *FortisBC onsite representative must be present at all times during all works covered under the permit.*
- *No vehicles or equipment are permitted to cross the transmission pressure gas pipeline unless approved by the onsite FortisBC representative.*
- *The pipeline signs/markers displaced during the proposed works must be placed back making sure that the transmission pressure gas pipeline locations are well marked.*
- *The FortisBC representative shall have ultimate control of the job site as it relates to the safety of FortisBC facilities. The FortisBC representative may stop all activities near FortisBC facilities should he/she deem the work activities around the FortisBC transmission pressure gas pipeline are unsafe.*
- *The designed depth of cover over FortisBC transmission pressure gas pipeline must satisfy the following standard unless written consent has been provided by FortisBC:*
  - *i. Minimum Depth of Cover: 1.2 meters (4')*
  - *ii. Maximum Depth of Cover: 1.8 meters (6')*

For Distribution Pipeline:
We have no comments on the draft OCP.

However, in future specific developments/ projects, please have the developer contact FortisBC if they change grade along our gas mains or services or if they need gas mains or services relocated due to any conflicts with their proposed utilities by emailing: gasservice@fortisbc.com

Thank you,

Liz Dell
Lands Department, Property Services Assistant

16705 Fraser Highway | Surrey BC V4N 0E8
P: 778-578-8038 / referrals@fortisbc.com

FORTIS BC

From: Planning <planning@mission.ca>
Sent: Wednesday, March 12, 2025 1:30 PM
To: Referrals <Referrals@fortisbc.com>
Cc: Sharel Isabella <sisabella@mission.ca>; Planning <planning@mission.ca>
Subject: [External Email] - City of Mission - Draft Official Community Plan (OCP) Consultation

CAUTION: This is an external email.
Do not respond, click on links or open attachments unless you recognize the sender.

Dear FortisBC,

We'd love your feedback on the Draft Official Community Plan (OCP)!

The OCP is Mission's guiding document for long-term growth and development, addressing key areas such as housing, employment, transportation, economic development, and the natural environment. The Draft OCP is informed by technical analysis, Council input, and extensive public and stakeholder engagement. Key updates include:

- A structured hierarchy of Neighbourhood Centres to enhance accessibility to daily needs;
- Greater housing diversity and flexibility to address affordability and future growth;
- The creation of a Hospital Hub land designation to support health and wellness services;
- A neighbourhood planning framework that recognizes Mission's distinct communities;
- Policies to enhance connectivity and ensure complete, well-served communities; and
- Clear implementation strategies with defined action items for Administration.

The Draft OCP guides decision-making across the community to align with a shared

vision for the future and designed to ensure that Mission's growth is sustainable, economically viable, and responsive to community needs.

You can provide feedback by:

- Filling out the survey on the engage.mission.ca/projects/official-community-plan-update
- Please provide comments back by April 10th

A formal OCP Amending Bylaw correspondence will follow the Council Introduction, First and Second Readings on **March 17, 2025**. A final draft will be available for further review after this date.

Thank you in advance for your insights. We appreciate your time and input.
Kind regards,
Dan Sommer
Director of Development Services

Planning

City of Mission
Planning - Development Services
7337 Welton St, Mission, BC, V2V 3X1
Office: 604-820-3748 | mission.ca

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*"FortisBC" refers to the FortisBC group of companies which includes FortisBC Holdings. Inc., FortisBC Energy Inc., FortisBC Inc., FortisBC Alternative Energy Services Inc. and Fortis Generation Inc.

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From: Theresa Alexander
To: Planning; Mike Dickinson; Sharel Isabella
Cc: David Urban; Stacey Barker; Alison Stewart
Subject: RE: OCP Bylaw 6350-2025 - Referral
Date: Thursday, April 10, 2025 2:38:11 PM
Attachments: image001.png
image002.png
REFERRAL Mission - OCP Bylaw 6350-2025_FVRD.pdf

> Some people who received this message don't often get email from talexander@fvrd.ca. Learn why this is important

Good afternoon,

Thank you for the opportunity to provide feedback on Mission's Official Community Plan update. Please see the attached response to the statutory referral for the proposed Official Community Plan Bylaw 6350-2025.

Please confirm receipt of this email at your convenience.

Best Regards,

Theresa Alexander
Planner I, Strategic Planning & Initiatives
Fraser Valley Regional District
Pronouns: she/her

P 604-702-5028
1-45950 Cheam Ave, Chilliwack, B.C. V2P 1N6
fvrd.ca | haveyoursay.fvrd.ca

Fraser Valley Regional District

From: Planning <planning@mission.ca>
Sent: March 18, 2025 2:22 PM
To: Alison Stewart <Astewart@fvrd.ca>
Cc: Mike Dickinson <mdickinson@mission.ca>; Sharel Isabella <sisabella@mission.ca>; Planning <planning@mission.ca>
Subject: OCP Bylaw 6350-2025 - Referral

You don't often get email from planning@mission.ca. Learn why this is important
Dear Allison Stewart,

Further to our email on March 12, 2025 regarding the City seeking your feedback on the

draft OCP update, please find attached the statutory referral in compliance with Section 475 of the *Local Government Act* with respect to the proposed Official Community Plan Bylaw 6350-2025.

Please advise whether your organization has any information or comments with respect to the proposed OCP Bylaw 6350-2025. Background information is enclosed to assist your assessment.

You can provide feedback by 4:00 pm on Thursday, April 10, 2025. Should no response be received by this date, the City will assume you have no comments on the proposed Bylaw.

Forward your comments to the undersigned via email at planning@mission.ca and include the City of Mission file number (OCP Bylaw 6350-2025) in your correspondence.

A hardcopy of the Bylaw is also available upon request.

Sincerely,

Dan Sommer
Director of Development Services

Planning

CITY OF MISSION

City of Mission
Planning - Development Services
7337 Welton St, Mission, BC, V2V 3X1
Office: 604-820-3748 | mission.ca

Fraser Valley Regional District

www.fvrd.ca | info@fvrd.ca

April 10, 2025

City of Mission
Dan Sommer, Director of Development Services
8645 Stave Lake Street
Mission, BC V2V 4L9

Re: Referral: City of Mission Official Community Plan (OCP) Bylaw 6350-2025

Dear Mr. Sommer:

Congratulations to City staff, the consulting team, and residents on the successful completion of an impressive Official Community Plan update. It is a significant achievement and a testament to the considerable effort and collaboration involved.

The following comments on the proposed Official Community Plan (OCP) Bylaw 6350-2025 have been prepared by Fraser Valley Regional District (FVRD) staff in response to the formal referral received on March 18, 2025. These comments reflect considerations related to potential impacts on FVRD policies, plans, services, and interests, as reviewed by the following departments:

- **Strategic Planning and Initiatives** - Regional Growth Strategy (RGS) *Fraser Valley Future 2050*, and FVRD transit services.
- **Environmental Services** – Air Quality and Solid Waste Management
- **Integrated Planning and Engagement** - Regional Parks and Trails, the draft Active Transportation Network Plan, and First Nations engagement and reconciliation.
- **Electoral Area Planning** - Local planning and service delivery for Electoral Areas F and G.

One element that is missing is an updated Regional Context Statement which, in accordance with Section 446 of the Local Government Act, must be submitted to the FVRD for review and acceptance by the FVRD Board of Directors. The deadline for acceptance is April 27, 2026 which leaves time to incorporate an updated RCS into the OCP at a later date.

FVRD staff are committed to working with Mission staff to develop an updated Regional Context Statement that meets legislated requirements and aligns with the expectations outlined in the FVRD's Regional Context Statement Guide (June 2024).

If you have any questions about the above comments or about the process of developing an updated Regional Context Statement, please contact Theresa Alexander at talexander@fvrd.ca or 604-702-5028.

Sincerely,

David Urban
Deputy Director of Regional Services

Fraser Valley Regional District

www.fvrd.ca | info@fvrd.ca

FVRD Staff Comments by Department: Referral for City of Mission Official Community Plan Bylaw 6350-2025

STRATEGIC PLANNING AND INITIATIVES

The following comments pertain to the OCP's consistency with the Regional Growth Strategy *Fraser Valley Future 2050* and potential implications for FVRD transit services.

Regional Context Statement
We suggest that the updated OCP include a placeholder noting the legislative requirement to, by Council resolution, submit an updated Regional Context Statement to the FVRD Board for formal Acceptance by April 26, 2026. The following provides an example of what to include: *"The City of Mission is in the process of developing an updated Regional Context Statement that aligns with the Regional Growth Strategy (RGS) Fraser Valley Future 2050, as per section 446 of the Local Government Act (LGA). An updated Regional Context Statement will be brought forward for approval as a separate OCP amendment and submitted to the Fraser Valley Regional District (FVRD) Board for review and approval before the deadline of April 26, 2026. "*

Plan Section and pg. #	**Issue/Concern**
Council Direction (p. 10)	Consider adding a note here about the requirement to amend the OCP to ensure RGS Alignment, specifically in respect to the Regional Context Statement or more generally.
Relationships to Other Plans (p. 11)	This is great graphic outlining how the OCP fits in with other legislation; however, there is a bit of a disconnect between the diagram and the written content. Consider including an introductory paragraph to describes the top portion of the diagram which includes legislation and plans related to the Province and Regional District.
Relationships to Other Orders of Government (p 12)	All organizations are listed by name except for First Nations. Consider including a list of First Nations instead broad reference.

Fraser Valley Regional District

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OCP Language (p. 14)	This is the first reference to the FVRD in the document. Consider using full name and accompanying acronym for the FVRD.
Population Growth (p. 21)	Consider including a table with population growth figures, either here or on page 34.
1.4. Regional Context Statement (p. 28)	Include a placeholder with text noting that an updated Regional Context Statement is to be reviewed and approved by the FVRD Board by April 27, 2025 to ensure alignment with the updated Regional Growth Strategy, Fraser Valley Future 2050 as per Section 446 of the Local Government Act. (See Regional Context Guide).
1.4. Regional Context Statement (p. 28)	The RGS was adopted in 2024 (not 2020).
1.4. Regional Context Statement (p. 28)	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 Future 2050 manages issues affecting all jurisdictions within the FVRD. In short, it ensures municipalities and the Regional District work towards a shared future.
1.4. Regional Context Statement (p. 28)	"The Fraser Valley Regional District will be a network of healthy, 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."
1.4. Regional Context Statement (p. 29)	Update Living Well and Ecosystem Health Goals to reflect actual wording in RGS: Living Well Goal: To ensure the region is an inclusive place where everyone ~~can~~ is able to maintain a high quality of life, regardless of age, income, or ability

	Ecosystem Health: To protect the air, water, and biodiversity ~~we depend on~~ on which we depend.
1.4. Regional Context Statement (p. 30)	Matrix provides a great overview of areas where there is OCP alignment; however, it does not include the level of detail required to sufficiently demonstrate OCP alignment with the RGS. (See Regional Context Statement Guide).
Introduction (p. 34)	Consider including a table with population growth figures either here or on page 21.
2.1 Land Use & Urban Design Strategy (p. 38)	Consider rewording the last paragraph: 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~~ realizing the OCP's vision. ~~can be realized.~~
2.1.1.2. Downtown (p. 46)	Fix numbering and alignment errors.
2.1.1.2. Downtown (p. 46-48)	Consider including policies that promote the following in Downtown: • Electric vehicle adoption by encouraging or requiring electric vehicle charging stations in public spaces and for use by business patrons or employees. • Age-friendly and accessible planning and design. • Considerations to ensure public safety such as adequate lighting after dusk. • Increased public transit mode share (outside of the TOD requirements) and planning considerations for future bus stop locations. • The inclusion of child care centres to meet the needs of employees, as Downtown would be considered an employment centre.
2.1.1.2. Downtown (p. 50)	Second paraph on left. The goal of Neighbourhood Centres is to improve access for all residents to meet their daily needs while also providing additional housing choice in focused locations.

Fraser Valley Regional District

2.1.1.3. Neighbourhood Centre (p. 50)	Fix alignment errors under b. and c.
2.1.1.4. Health and Wellness District (p. 53)	Fix alignment errors under e. (remove indent).
2.1.1.4. Health and Wellness District (p. 53)	Consider including policy that promotes transit use including necessary transit infrastructure for users and staff of health and wellness district. Nearby rural communities and First Nations travel to Mission to access amenities and health services. The concentration of health services is also a benefit for those who travel to Mission access these services, especially for those with mobility limitations or with limited transportation options.
2.1.1.4. Health and Wellness District (p. 53)	Consider including policy that promotes electric vehicle adoption by encouraging or requiring electric vehicle charging stations in public spaces and for use by business patrons or employees.
2.1.1.4. Health and Wellness District (p. 53)	Consider including policy that promotes nearby child care centres to meet the needs of those employed in Health and Wellness District, as this area would be considered an employment hub.
2.1.1.8. Rural Neighbourhood Centre (p. 58)	Fix alignment errors under b and c. (remove indent).
2.1.1.11. Institutional (p. 61)	Fix alignment errors under a. and b. (remove indent).
2.1.1.14. Employment (p. 67)	Urban Design is repeated between k. and l. Should this say Policy instead?
2.1.1.16. Agriculture (p. 69)	Clarification is needed. Is this policy referring to agriculture-related development?
2.1.1.22. Park and First Nation Land (p. 75)	LMS Society is not defined in the document. Perhaps a description should be included here or at the very least written out in full prior to using acronym. Additionally, LMS Society could be added to the Glossary.

Fraser Valley Regional District

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2.1.3. Urban Growth Boundary (p. 81)	Mission's updated OCP now includes an urban growth boundary which supports increased density in urban areas and limits urban sprawl. The urban growth boundary in the draft OCP mirrors the areas of Mission included in the RGS regional growth boundary; thus, no RGS amendments are required to ensure consistency between the two. Consider including a description of the Regional Growth Boundary featured in the RGS and the process of amending the RGS should there be changes to the Urban Growth Boundary.
2.1.3. Urban Growth Boundary (p. 81)	The first paragraph refers to populations projections in the OCP, "Based upon the OCP's population projections.." However, figures are only referenced. There is there is no table with population projections. Consider including a table with population projections.
Transportation Strategy 2.2.1. Primary Action items (p. 86)	Consider including policy which promotes increased electric vehicle adoption by encouraging or requiring electric vehicle charging stations in public spaces and new developments for use by business patrons, employees, and residents.
Transit 2.2.3. Policy e. (p. 88)	Considering expanding to note importance to linking service with needs of residents which includes residents in areas outside of Mission. e. Advocate to Translink and the Province for bi-directional, more frequent, and weekend West Coast Express commuter rail service which reflects the needs of residents within Mission and surrounding areas of the region.
Transit 2.2.3. Policy h. (p. 88)	Considering including Hope to list of communities. 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, Kent, and Hope.

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Arts, Culture & Heritage (3.3.1. Arts & Culture, 3.3.2. Heritage) (p. 110-115).	Consider including policy under Arts and Culture and Heritage which supports the celebration and preservation of Indigenous culture and history.
2.1.1.14. Employment (p. 67)	Consider including a clear definition or distinction between 'industrial' and 'employment'. The redesignation of 'industrial' to 'employment' may further complicate the separation of land uses and create uncertainty around the long-term availability of land for traditional industrial activities. Maintaining a distinction between these uses is important to ensure an adequate supply of industrial land, prevent the unintended conversion of industrial lands to non-industrial uses and maintain an accurate industrial lands inventory.
3.8.3. Health and Well-being (p. 131)	Consider including policy which promotes the ability for residents to age in place.

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ENVIRONMENTAL SERVICES

The Environmental Services Department staff had the following comments for consideration in relation to waste management and air quality:

Plan Section and pg. #	Issue/Concern
2.3.5. Waste Management (p. 94)	Sidebar Callout states: "With an anticipated remaining lifespan of roughly 50 years, it is important that…" It is not clear that if the lifespan is referring to the Mission's landfill or not. More clarity would be beneficial.
2.3.5. Waste Management, Action Item (a) (p. 94)	Action Item (a) refers to providing waste disposal and recycling services in accordance with the City's Solid Waste Management Bylaw. Staff should consider adding "and the FVRD's Solid Waste Management Plan" to the end of the sentence.
2.3.5. Waste Management, Action Item (b) (p. 94)	Action item (b) refers to "waste reduction, reuse, recycling, and recovery." Staff may want to specify *materials* recovery here to differentiate from *energy* recovery (sometimes referred to as waste-to-energy), which is not supported by Zero Waste principles and not supported in the FVRD's SWMP due to air quality concerns.

Fraser Valley Regional District

INTEGRATED PLANNING AND ENGAGEMENT

The Integrated Planning and Engagement Department staff had the following comments for consideration in relation to Parks and Outdoor Recreation and Indigenous Relations.

Parks and Outdoor Recreation

Plan Section and pg. #	Issue/Concern
1.2. Location (p. 18)	Typo: Located in the Fraser Valley, next door to Metro Vancouver, and close to 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.
2.1.1.2. g. Downtown (p. 47) 2.1.1.3. g and 2.1.1.3. h. Neighbourhood Centre (p. 51) 2.1.1.4. f. and 2.1.1.4. g. Health and Wellness District (p. 53) 2.1.1.5. n Mid-Rise Residential (p. 55)	The City may want to consider using stronger language to ensure large scale developments provide adequate outdoor space within the comprehensive development design (eg. Ensure large-scale development to provide privately owned public spaces, including plazas or parklets, where applicable.
2.1.1.2. v Downtown (p. 48)	Interesting this says ebikes and escooters and nothing about regular bikes and scooters. Wording amendment suggested: v. Connecting the Downtown to the Leisure Centre and Centennial Park with infrastructure for active mobility modes (~~ebikes, escooters~~ (electric) bikes, (electric) scooters, and safe pedestrian routes with sidewalks, safe crossings, and multi-use pathways).
2.1.1.17. Parks and Open Spaces (p. 70)	Recommended additional point: f. Ensure the integration of municipal, regional, and provincial parks and open spaces by enhancing active transportation connections between communities and recreational areas.
2.1.1.19. e. Protected Natural Assets (p. 72)	Wording amendment: e. Require boundary revisions where requested to be accomplished within the subject development property and with no net loss of the PNA area or quality of the PNA.
2.1.1.20. e. Silverdale Comprehensive Planning Area (p.73)	Recommended additional point: e. vii. Active transportation networks and connections
2.1.4. j. Rural Industrial Plan (p. 82)	A word and punctuation is missing at the end of the sentence: 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 _____.
2.1.5. Rural Mission Strategy (p. 84)	Recommended additional point: p. Ensure adequate parkland and natural areas are preserved to maintain rural character, protect habitat integrity, and support ecological resilience as development occurs.
2.2.2. d. Active Transportation (p. 87)	Wording amendment propossed: 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 and provide safe access to transit stops.
2.2.5. Railways (p. 89)	Recommended additional point: d. Work with CP Rail to explore opportunities for multi-use pathways alongside the railway corridor to improve active transportation and recreational connectivity.
3.1.1. Sustainable Land Use (p. 101)	Wording amendment suggested: iii. Providing walkable neighbourhood centres throughout Mission supporting communities with nearby daily needs and services;
3.1.1. Sustainable Land Use (p. 101)	Wording amendment suggested: iv. Protecting and enhancing the tree canopy through development approvals and increasing parkland; and,
3.1.1. Sustainable Land Use (p. 101)	Recommended additional point: vi. Ensuring new developments are designed to support safe, efficient, and accessible walking, cycling, and transit connections.
3.1.1. Sustainable Land Use (p. 101)	Recommended additional point: vii. Encouraging low-carbon, energy-efficient building design and construction to align with the city's climate goals.
3.1.3. Ecosystems & Green Spaces (p. 103)	Wording amendment: v. Using natural buffers as transitions between developed and undeveloped areas.

Fraser Valley Regional District

3.2.1. Park Development & Management (p. 107)	Point iii - suggest stronger wording. While it's important to address areas with abundant parkland, it's important to ensure that new developments still contribute to the overall parkland needs of the community, especially given population growth. The previous wording could potentially allow for loopholes, where developers might claim that a park nearby is sufficient, even if it doesn't meet the needs of the new development. The revised wording emphasizes the need to balance existing parkland with projected demand, ensuring that cash-in-lieu is considered in situations where additional parkland isn't needed to meet future needs. Wording amendment suggestion: iii. ~~The area has significant parkland and open spaces.~~ The area has a sufficient amount of parkland and open spaces to meet current and projected needs.
3.2.3. Trails & Natural Areas (p. 109)	Typo: 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~~ Experience the Fraser Canyon to Coast Trail).
3.6.1. m. Downtown (p.123)	Wording amendment suggested: m. Strengthen connections between Downtown and other key areas in Mission through improved transit service, active transportation, and multimodal options.
3.8.1. Safe, Accessible Public Spaces (p. 128)	Wording amendment suggested: 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, traffic-calming measures, and physical barriers that provide separation from vehicle traffic, ~~and~~ along with other amenities that support their safety and comfort.
3.8.3. Health and Well-being (p. 130)	Recommended additional point: x. Enhancing parks accessibility for people of all abilities by improving connections to transit, active transportation networks, and nearby residential areas.

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Indigenous Relations

Plan Section and pg. #	Issue/Concern
Land Acknowledgements (PDF p. 3)	Land Acknowledgement~~s~~ (take away s). Consider listing Leq'á:mel, Semá:th, Kwantlen, Sq'éwlets, Máthexwi, and Katzie in alphabetical order (Katzie, Kwantlen, Leq'á:mel, Máthexwi, , Semá:th, and Sq'éwlets). Keep order consistent with section 3.4. (p. 116). Consider capitalizing Indigenous Peoples. As a side comment, there has been a shift away from using the word unceded, as this may carry legal implications
Acknowledgements, para 3. (PDF p. 4)	First Nations communities
2.1.1.22. Park and First Nation Land	Park and First Nations Land. Capitalize Nations in "the Society's member Nations". Perhaps expand on what the LMS Society stands for?
2.1.1.23. First Nation (p.76)	Consider being consistent with First Nations land or First Nations Reserves. Consider saying First Nations for the title.
general	Consider defining who "local First Nations" are
3.4. Reconciliation (p. 116)	Links to websites don't work Capitalize Peoples. Consider explaining that on the next page there are a set of principles that were adopted that serve to guide reconciliation at the COM.
3.4. Principles (p. 117)	Consider expanding the title to Principles of Reconciliation or similar Consider: The City of Mission remains committed to working with local First Nations and has adopted the following nine principles to guide relationships, the creation of policies in alignment ~~that are consistent~~ with UNDRIP and the TRC Calls to Action, and the development of shared goals and objectives with neighbouring First Nations communities. (Principle 5, 8) Consider: First Nations communities for consistency with Principle 4.

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ELECTORAL AREA PLANNING

The FVRD's Electoral Area Planning department has provided the following comments in relation to the local planning and delivery of services the unincorporated electoral areas, in particular Electoral Area F and Electoral Area G as they share jurisdictional boundaries with the City of Mission.

Plan Section and pg. #	Issue/Concern
2.2.2. Active Transportation (p. 87)	The FVRD is currently working to complete an Active Transportation Management Plan which includes collaboration with staff at the City of Mission. Collaboration will be important to ensure seamless connections between jurisdictions. As such, please consider including an advocacy policy under Section 2.2.2 such as, "work with the FVRD to ensure there is a streamlined and coordinated approach to active transportation on regional networks (across jurisdictional boundaries).
2.3.1. Water Supply (p. 91) and 2.3.2. Sanitary (p. 92)	To ensure sufficient water supply for residents, consider including an advocacy policy under Water Supply (OCP Section 2.3.1) & Sanitary (OCP Section 2.3.2), such as, "The City of Mission will collaborate with the FVRD on matters related to municipal water and sewer systems near the FVRD's jurisdictional boundary, including future expansions, upgrades, and service coordination."

Metro Vancouver Regional District

From: Victor Cheung
To: Planning
Cc: Marcin Pachcinski; Charles Pan
Subject: Metro Vancouver Comments on City of Mission OCP (OCP Bylaw 6350-2025)
Date: Thursday, April 10, 2025 10:38:27 AM
Attachments: image001.png

You don't often get email from victor.cheung@metrovancouver.org. Learn why this is important

Dear Dan Sommer,

Thank you for referring the City's proposed OCP update (Bylaw 6350-2025). As the City of Mission is adjacent to the Metro Vancouver Regional District, we appreciate the opportunity to review the proposed OCP update relative to *Metro 2050*, Metro Vancouver's regional growth strategy.

The proposed OCP update appears to align well with *Metro 2050* and reflects many regional objectives. In particular, the proposed OCP update supports the following *Metro 2050* goals and strategies:

- Goal 1: Create a Compact Urban Area – focusing growth in urban areas (such as the City's neighbourhood planning framework and policies to enhance connectivity) helps to support walkable, mixed use, and transit-oriented places where people can live, work, and play, at all ages and stages of their lives.
- Strategy 1.2 – Focus growth in Urban Centres and Frequent Transit Development Areas. The City's focus on creating a hierarchy of Neighbourhood Centres can help to reduce greenhouse gas emissions by supporting sustainable transportation options and by reducing the distances that people have to travel to make essential trips, all while improving the cost-efficiency of infrastructure investments.
- Strategy 1.3 – Develop resilient, healthy, connected, and complete communities with a range of services and amenities. Providing access to key amenities (such as the City's Hospital Hub) supports more inclusive access to services, healthier living, and a higher quality of life.
- Goal 4: Provide Diverse and Affordable Housing Choices. The City's focus on a diverse and affordable housing stock is critical to supporting existing populations and accommodating growth.
- Strategy 4.1 – Expand the supply and diversity of housing to meet a variety of needs. As above, the City's focus on supporting greater housing diversity and flexibility to address affordability and future growth can support households of various sizes, incomes, and needs which in turn supports greater social equity and resilience.

Thank you again, and let us know if you have any questions or need more information.

Victor Cheung

Victor Cheung, RPP, MCIP
Regional Planner I, Electoral Area and Implementation Services
Regional Planning and Housing Services
t. 236.466.5987

metrovancouver
SERVICES AND SOLUTIONS FOR A LIVABLE REGION

From: Corien Becker
To: Planning; Mike Dickinson
Cc: Sharel Isabella; Dana Maclean
Subject: RE: City of Mission - Draft Official Community Plan (OCP) Consultation
Date: Friday, March 28, 2025 1:00:07 PM

Good afternoon,

I am just completing a review of the draft OCP, and am wondering if it is possible to update the document to consistently refer to the school district as “Mission Public Schools” or “Mission Public School District”?

I note that:
Mission School District – used once
school district - used 3 times
Mission Public Schools – used 4 times
School District 75 – used once

Corien

From: Planning <planning@mission.ca>
Sent: Wednesday, March 12, 2025 1:38 PM
To: Corien Becker <corien.becker@mpsd.ca>; Dana Maclean <dana.maclean@mpsd.ca>
Cc: Sharel Isabella <sisabella@mission.ca>; Planning <planning@mission.ca>
Subject: City of Mission - Draft Official Community Plan (OCP) Consultation

CAUTION

:This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Corien Becker and Dana Maclean,

We’d love your feedback on the Draft Official Community Plan (OCP)!

The OCP is Mission’s guiding document for long-term growth and development, addressing key areas such as housing, employment, transportation, economic development, and the natural environment. The Draft OCP is informed by technical analysis, Council input, and extensive public and stakeholder engagement. Key updates include:

- A structured hierarchy of Neighbourhood Centres to enhance accessibility to daily needs;
- Greater housing diversity and flexibility to address affordability and future

growth;
- The creation of a Hospital Hub land designation to support health and wellness services;
- A neighbourhood planning framework that recognizes Mission's distinct communities;
- Policies to enhance connectivity and ensure complete, well-served communities; and
- Clear implementation strategies with defined action items for Administration.

The Draft OCP guides decision-making across the community to align with a shared vision for the future and designed to ensure that Mission's growth is sustainable, economically viable, and responsive to community needs.

You can provide feedback by:
- Filling out the survey on the engage.mission.ca/projects/official-community-plan-update
- Please provide comments back by April 10th

A formal OCP Amending Bylaw correspondence will follow the Council Introduction, First and Second Readings on **March 17, 2025**. A final draft will be available for further review after this date.

Thank you in advance for your insights. We appreciate your time and input.
Kind regards,
Dan Sommer
Director of Development Services

Planning

City of Mission
Planning - Development Services
7337 Welton St, Mission, BC, V2V 3X1
Office: 604-820-3748 | mission.ca

(43)

Rogers Communications

From: Sheba Michael
To: Planning
Cc: Sharel Isabella; Planning; Stephen Toews
Subject: RE: City of Mission - Draft Official Community Plan (OCP) Consultation
Date: Monday, April 7, 2025 12:38:03 PM
Attachments: image001.png

> Some people who received this message don't often get email from sheba.michael@rci.rogers.com. Learn why this is important

Hi Dan Sommer,

Thank you for the opportunity to review and provide comments on the draft OCP Bylaw 6350-2025.

After reviewing the document, we would like to note that our greenfield construction in the City of Mission is predominantly underground, typically placed in a joint trench with BC Hydro and Telus. This aligns with existing practices and requirements outlined in the bylaw, particularly those referenced on page 90.

At this time, we do not have any additional comments or concerns regarding the proposed bylaw.

Please feel free to reach out if any further clarification is needed.

Thanks,

Sheba Rose Michael
Network Planner, Network Operations & Implementation, West
10445 138th St. Surrey, BC V3T 4X4
e sheba.michael@rci.rogers.com
o office # 604 629 4430
ROGERS

From: Project Manager - Vancouver <ProjectManagerVancouver@rci.rogers.com>
Sent: Thursday, March 13, 2025 7:13 AM
To: Sheba Michael <Sheba.Michael@rci.rogers.com>
Subject: FW: City of Mission - Draft Official Community Plan (OCP) Consultation

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From: Planning <planning@mission.ca>
Sent: Wednesday, March 12, 2025 3:39 PM
To: Shaw Cable Referrals {EXT} <projectmanagervancouver@sjrb.ca>
Cc: Sharel Isabella <sisabella@mission.ca>; Planning <planning@mission.ca>
Subject: City of Mission - Draft Official Community Plan (OCP) Consultation

Dear Shaw Cable,

We'd love your feedback on the Draft Official Community Plan (OCP)!

The OCP is Mission's guiding document for long-term growth and development, addressing key areas such as housing, employment, transportation, economic development, and the natural environment. The Draft OCP is informed by technical analysis, Council input, and extensive public and stakeholder engagement. Key updates include:

- A structured hierarchy of Neighbourhood Centres to enhance accessibility to daily needs;
- Greater housing diversity and flexibility to address affordability and future growth;
- The creation of a Hospital Hub land designation to support health and wellness services;
- A neighbourhood planning framework that recognizes Mission's distinct communities;
- Policies to enhance connectivity and ensure complete, well-served communities; and
- Clear implementation strategies with defined action items for Administration.

The Draft OCP guides decision-making across the community to align with a shared vision for the future and designed to ensure that Mission's growth is sustainable, economically viable, and responsive to community needs.

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- Please provide comments back by April 10th

A formal OCP Amending Bylaw correspondence will follow the Council Introduction, First and Second Readings on **March 17, 2025**. A final draft will be available for further review after this date.

Thank you in advance for your insights. We appreciate your time and input.

Kind regards,

Dan Sommer

Director of Development Services

Planning

City of Mission
Planning - Development Services
7337 Welton St, Mission, BC, V2V 3X1
Office: 604-820-3748 | mission.ca

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Telus Communications

From: Edward Bolecz <edward.bolecz@telus.com>
Sent: Friday, March 21, 2025 2:43 PM
To: Planning <planning@mission.ca>
Cc: Mike Dickinson <mdickinson@mission.ca>; Sharel Isabella <sisabella@mission.ca>; Robert McKay <robert.mckay@telus.com>; Patrick Grzelak <patrick.grzelak@telus.com>
Subject: Re: OCP Bylaw 6350-2025 - Referral

City of Mission Planning

Thank you for allowing TELUS to comment on the City's OCP. TELUS is committed to working with Cities and Municipalities to improve and add new telecommunication infrastructure to provide the best in class communication services to local residents and businesses. In examining the provided OCP, TELUS and its partners will continue work with developers in providing new services to the Cedar Valley and Stave Heights areas or any other area within the urban Mission areas. While TELUS has not received any official developer plans for areas such as Waterfront & CNP, we do look forward to building out a Fibre network to these areas as well as areas such as Silverdale, Health & Wellness and East & West Lougheed. Please note, TELUS recently partnered with First Connect, owned by Ledcor Technical Service (LTS), which we will work with to provide communication services. They will be placing the fibre cables and distribution hubs while TELUS remains the primary service provider. It is still very important that the Developer reaches out to TELUS via our web link TELUS Build: New Project Intake and completes the online form once the development has been approved by the City of Mission. This will allow TELUS time to assess the new development and provide designs for new service. This will also allow developers to identify any relocation of existing communication infrastructure and/or Right-of-Ways that may be required. While TELUS cannot guarantee Fibre services to every development, especially to very rural properties, we may work with the developer to provide copper services if need be until the existing services are upgraded to Fibre. If there is any particular development area which needs addressing please reach out to myself and the OPE general email coastal.op.engineering@telus.com and I will endeavor to assist with any issues and/or concerns the City may have.

Regards

Ed Bolecz, AScT

OP Engineering - BC Design

TELUS Communications Inc.

Office Phone (direct): 604-695-3236

From: Heather Kauer <hkauer@abbotsford.ca>
Sent: Thursday, April 17, 2025 12:55 PM
To: Mike Dickinson <mdickinson@mission.ca>
Subject: RE: CM 2025-03-12/18 Emails - Dan Sommer re City of Mission - Draft Official Community Plan (OCP) Consultation

Hi Mike – we don't have a formal response for you at this time. However, at a staff level, we recommend that you consider adding the following policy:

Aquifer Protection

Protect aquifers using tools within the City's regulatory mandate and Provincial framework. This would require preparing an effective aquifer protection plan in collaboration with relevant partners.

This policy was recommended for our OCP update by a staff person who works with our Joint Water service, so it might be helpful for you as well.

Thanks,

Heather Kauer

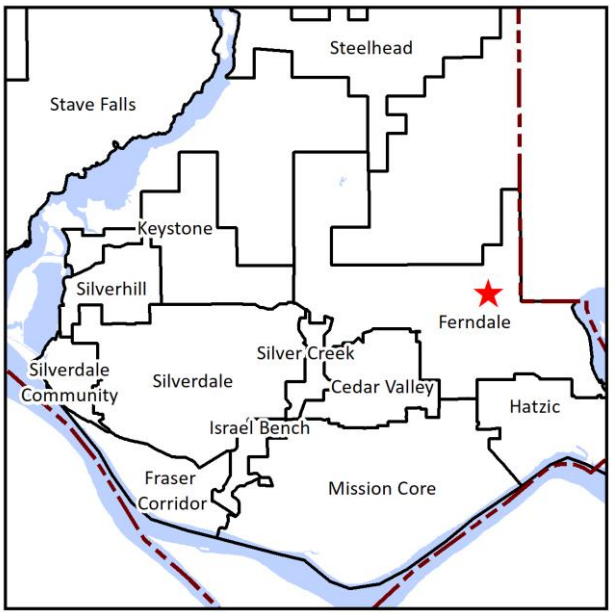
Director, Community Planning

CITY OF MISSION

STAFF REPORT

Project: P2025-016
Application Number: RSD25-1

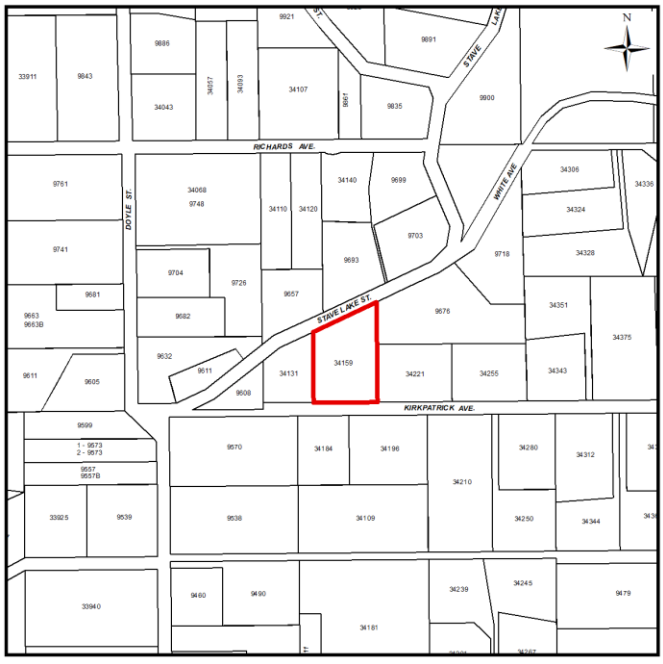
Subject: Rezoning Application (RSD25-1) – 34159 Kirkpatrick Avenue

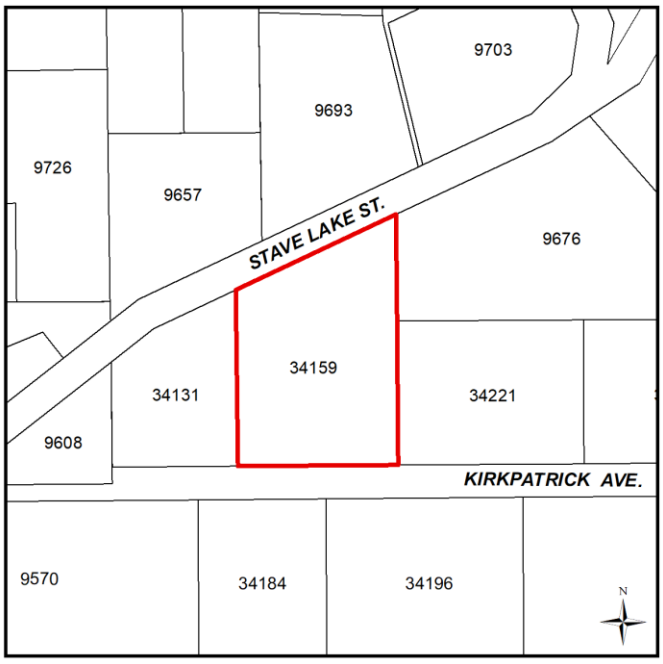


DATE:	May 20, 2025
BYLAW / PERMIT #:	6357-2025-5949(189)
PROPERTY ADDRESS:	**34159 Kirkpatrick Avenue**
LOCATION:	Ferndale Neighbourhood
CURRENT ZONING:	Rural Residential 7 Zone (RR7)
PROPOSED ZONING:	Rural Residential 7 Secondary Dwelling Zone (RR7s)
CURRENT OCP:	Rural Residential
PROPOSED OCP:	No change

PROPOSAL:

To rezone the subject property from RR7 to RR7s to permit an existing secondary detached unit.





Recommendation(s)

1. That draft Zoning Amending Bylaw 6357-2025-5949(189) to rezone 34159 Kirkpatrick Avenue from Rural Residential 7 Zone (RR7) to Rural Residential 7 Secondary Dwelling Zone (RR7s) be considered for first and second readings; and
2. That draft Zoning Amending Bylaw 6357-2025-5949(189) be considered for third reading.

Rationale of Recommendation(s)

The rezoning proposal is consistent with the Official Community Plan (OCP) and Zoning Bylaw.

- The subject property is located outside of the Urban Growth Boundary and conforms to the Rural Residential OCP designation which is characterized by larger residential lots on the fringe of urban areas not serviced by municipal water or sewer.
- The proposed RR7s zone would allow for a secondary detached unit. Support for the proposed zone can be found in the OCP, which states:
    - **Section 5.1.8** "Facilitate the development of affordable, rental and special needs housing through supporting multi-unit housing developments, small house/small lot housing, secondary suites, duplexes in appropriate locations, mixed market/non-market housing projects, coach houses, garden cottages and other innovative housing forms."
    - **Section 5.1.20** "Allow detached suites such as garden cottages on all single detached lots with lot sizes that are able to appropriately accommodate an additional on-site parking space."

Purpose

To permit an existing secondary detached unit that was constructed without permits. Once the land use is established through rezoning, the building is to be brought into compliance with BC Building Code and all City bylaws through a building permit.

Site Characteristics and Context

Applicant

- Lance Dinahan

Property Size

- 34159 Kirkpatrick Avenue is approximately 1.31 ha (3.24 ac) in area.

Fire Interface

- Development Permit Area H (DPA H) is applicable to the site and has already been registered on title.

Neighbourhood Character

- The subject property is in the Ferndale neighbourhood, and the surrounding area is designated Rural Residential. The Ferndale neighbourhood consists primarily of single-family dwellings on larger rural lots. The proposed Rural Residential 7 Secondary Dwelling Zone (RR7s) would fit within the context of the surrounding neighbourhood and is anticipated to have little to no negative impact.

Servicing

- Any testing or upgrades required will be addressed at building permit stage.

Referrals

Engineering Department:	No concerns.
Building Division:	Refer to Attachment A.
Bylaw and Licensing Division:	No concerns.
Environmental Services:	No concerns.
Mission Fire Rescue Service:	No concerns.

Financial Implications

There are no financial implications associated with this report.

Communication

Communication action, as listed below, is in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*.

- The applicant has posted a development notification sign.
- Public notification has been sent to all owners and occupants within 500 m of the subject property.

Attachments

Attachment A:	Building Division Referral Comments
Attachment B:	Draft Bylaw 6357-2025-5949(189)

Sign-Offs

Rob Publow, Manager of Planning

LS / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer

CITY OF MISSION

PLANNING
DEVELOPMENT APPLICATION COMMENTS

Please provide your comments on the proposal below by Tuesday, April 8, 2025.

Referral Date:	Tuesday, March 25, 2025	Planner Name:	Loveleen Sangha
Project Folder:	P2025-016	Email:	Loveleen.sangha@mission.ca
Subject Property:	34159 Kirkpatrick Avenue	Phone:	604-820-3751
Legal Description:	Lot 1, Section 3, Township 18, New Westminster District Plan EPP46927		

DEVELOPMENT PROPOSAL:

Rezoning to legitimize existing barn structure that is used as a secondary detached unit.

Application Type	File Number	Description	
OCP Amendment	N/A	Current OCP Designation:	RURAL RESIDENTIAL
		Proposed OCP Designation:	NO CHANGE
Rezoning Amendment	RSD25-1	Current Zoning:	RURAL RESIDENTIAL 7 ZONE (RR7)
		Proposed Zoning:	RURAL RESIDENTIAL 7 SECONDARY DWELLING ZONE (RR7S)

LOCATION MAP:

CITY OF MISSION | PLANNING

COMMENTS RECEIVED: **PROJECT NUMBER: P2025-016**

Department or Organization:	Inspection Services
Name:	Michael Rohde
Date:	April 1, 2025
Comments for staff report.	The inspection services department has no objection to rezoning the property to the proposed zoning designation. This is with the understanding that the proposed building to be used is to be brought up to code with a building permit, and meet all bylaws such as fire sprinklers, etc. - The existing structure has multiple code infractions such as a spiral staircase which is not permitted by code. Additionally, the city has no record of the septic system being upgraded and certified by an authorized registered on-site wastewater designer with a Fraser Health approved record of sewerage. - Additionally, the city would require a well water report verifying the quality and quantity of the water as per the development and subdivision control bylaw. If the well serves the house and proposed secondary dwelling, then the well would have to be registered through Fraser Health and meet their requirements.
Additional items of Concern	The owner has erected several structures on the property without the benefit of a building permit. Additionally, it appears that they have added to the roof and attached deck structure of the original house with the benefit of a building permit. The list of issues at the property that need permits are listed below. 1- A detached garage or building was built without a permit at the rear of the existing house on the east property line. 2- The house deck and roof appear to be added onto without a permit. 3- The front recreation vehicle storage structure still has no permit even though Council approved a variance for the siting. 4- There appears to be another detached structure (used as living space) used as part of the proposed secondary dwelling. 5- There is a what appears to be shipping container on the property that is not Zoning bylaw compliant. 6- There are several other structure whose size and use are not known at this time.

CITY OF MISSION

BYLAW 6357-2025-5949(189)

A Bylaw to amend "District of Mission
Zoning Bylaw 5949-2020"

WHEREAS, under the provisions of the *Local Government Act*, a Council may, by bylaw, divide the municipality into zones and regulate the use of land, buildings and structures within such zones;

AND WHEREAS the Council of the City of Mission has adopted "District of Mission Zoning Bylaw 5949-2020" and amended same from time to time;

AND WHEREAS the Council of the City of Mission deems it advisable and in the public interest to amend the Zoning Bylaw;

NOW THEREFORE the Council of the City of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "City of Mission Zoning Amending Bylaw 6357-2025-5949(189)."

2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:

   a) rezoning the property located at 34159 Kirkpatrick Avenue and legally described as:

      Parcel Identifier: 029-539-315
      Lot 1, Section 3, Township 18, New Westminster District Plan EPP46927

      from Rural Residential 7 (RR7) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone; and

   b) amending the zoning maps accordingly.

READ A FIRST TIME this __ day of ___, 202x

READ A SECOND TIME this __ day of ___, 202x

READ A THIRD TIME this __ day of ___, 202x

ADOPTED this __ day of ___, 202x

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

DRAFT

CITY OF MISSION

STAFF REPORT

To: Chief Administrative Officer **Date:** May 20, 2025

From: Rob Publow, Manager of Planning

Subject: **Possible Amendments to Zoning Bylaw 5949-2020 to Change Townhouse Zoning**

Recommendation(s)

1. That Council provide direction on amendments to Zoning Bylaw 5949-2020 to improve townhouse development by selecting one of the following options:
    a. Option 1: No change to existing townhouse regulations,
    b. Option 2: Adjust the existing Multi-unit Townhouse One Zone (MT1), or
    c. Option 3: Create an additional townhouse zone, with the potential to adjust the existing MT1 Zone; and
2. That Council direct staff to prepare draft amendments to the Bylaw based on the chosen option and initiate the public engagement process.

Purpose

The report introduces possible amendments to Zoning Bylaw 5949-2020 in order to alleviate development obstacles and improve design with regard to townhomes.

Background

The townhouse product has become a popular development option as housing demand has increased in the community. However, the majority of townhouse proposals contain some number of variances to the Zoning Bylaw. These variances are often requested to improve the streetscape, maximize efficiency of the development site by reducing setbacks, relocating parking, altering amenity spaces, etc. The request for a variance can often lead to delayed or denied projects, or inconsistent approvals, resulting in frustration and confusion. It is for the benefit of applicants and the public that the Zoning Bylaw be simplified and made more transparent.

Staff have considered options by which the Bylaw could be streamlined while also maintaining or improving, townhouse design standards. This may require changes to the existing townhouse zone, MT1 Zone, or the creation of a new townhouse zone, such as a Multi-unit Townhouse Two (MT2) Zone. Staff are seeking Council's direction on potential changes to the Zoning Bylaw and how they would prefer to see them implemented.

Discussion and Analysis

<u>Common Variances</u>

A review of all townhouse applications since 2016 was conducted to determine the most common variances requested by developers. Eleven townhouse applications have been approved since 2016, with nineteen more currently in-stream. Almost all 30 of these townhouse

applications requested variances, and all approved townhouse applications were granted at least one variance.

Below is a table displaying the most frequently requested variances based on the 30 approved or ongoing townhouse applications since 2016.

Most Requested Variances	Number of Requests
Reduction to Interior Side Setback	17
Reduction to Rear Setback	11
Reduction to Front Setback	10
Permit Parking Within Setbacks	8
Reduction to Exterior Side Setback	7
Reduce Drive Aisle Width	3
Reduce Outdoor Amenity Space	3
Increase Building Height	2
Increase Retaining Wall Height	2

The most requested variances based on 30 townhouse applications.

Setback Reduction

Setback reductions are the most commonly requested variance. Interior side lot setback reductions are the most common, with rear and front lot line reductions also being frequently requested. Of the eleven approved townhouse applications, ten received a variance approval to reduce setbacks from a lot line.

The reductions previously approved range from 1.5 m (4.9 ft) to 5 m (16.4 ft) from a lot line. Reviewing the data, it is difficult to locate one single number that would satisfy the majority of applicants. Many of the setback variance requests result from physical constraints on the property and are therefore unique to each development site.

Parking Within Setbacks

The MT1 Zone currently restricts parking within setbacks for townhouse developments in an attempt to visually separate parked vehicles from streets and neighbours. Developers commonly request a variance to permit parking within setbacks to maximize efficiency of the site. This has been approved on three previous applications and is currently requested on five other townhouse applications. This variance often comes with the condition that the developer include increased landscaping around these parking spaces to screen parked vehicles.

Other Variances

The other most common variances to townhouse development seek to reduce the minimum drive aisle width, to reduce the amount of outdoor amenity space required, to increase building height, and to increase retaining wall height. Staff have previously supported these on a case-by-case basis. In the case of drive aisle width, this variance has been supported only where the application predates the change to the Bylaw which increased the width from 6 m to 7 m.

Comparative Municipalities

Staff reviewed the townhouse zoning of other municipalities in the Lower Mainland to better evaluate our own regulations. In total, eleven municipalities were examined, but focus was centered on nearby cities – specifically the Cities of Abbotsford, Chilliwack, Maple Ridge, and the Township of Langley.

Upon review, it was found that Mission's townhouse regulations are fairly comparable to nearby municipalities. The table below compares approximate townhouse zones.

Municipality	Setback (Front Lot)	Setback (Rear Lot)	Setback (Interior Side Lot)	Setback (Exterior Side Lot)	Height	Density
Mission (MT1 Zone)	6 m	7.5 m	7.5 m	7.5 m	12 m	1.0 FSR
Langley (RM-2 Zone)	6 m	7.5 m	7.5 m	7.5 m	9 m	44 UPH
Maple Ridge (RM-4 Zone)	7.5 m	7.5 m	7.5 m	7.5 m	9.5 m	0.75 FSR
Abbotsford (RM45 Zone)	6 m	4.5 m	4.5 m	4.5 m	11 m	45 UPH
Chilliwack (R4 Zone)	6 m	6 m	3 m	4.5 m	10 m	0.75 FSR

An approximate comparison of neighbouring municipalities' townhouse zoning.

Generally, Mission's setbacks are similar to the Township of Langley and the City of Maple Ridge, while the Cities of Abbotsford and Chilliwack offer greater setback relaxation. Mission also offers higher densities and building heights compared to other municipalities in the Lower Mainland. However, as some municipalities use units per hectare (UPH) to calculate density, it is difficult to directly compare density.

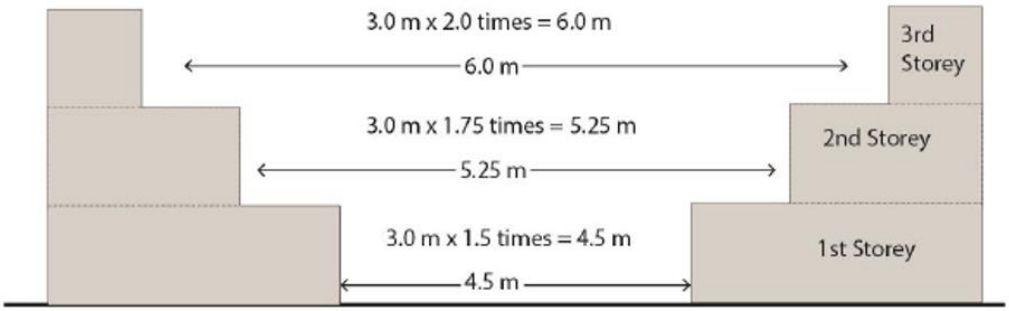
Additionally, all nearby municipalities offer three or four different townhouse zones to choose between, where the City of Mission only offers one, the MT1 Zone. Density and building height were the primary factors that differentiated between a municipality's set of townhouse zones.

Potential Amendments

There are many different amendments that could be made to the townhouse regulations to guide townhouse design and improve the development process overall. Based on the research conducted, and Staff's experience with previous developments, the following are some of the amendments that could be considered.

- Building setback distances from property lines could be relaxed. This would bring our regulations more in line with the Cities of Abbotsford and Chilliwack who both require smaller setbacks from side and rear property lines. This could allow more flexibility in site design but may reduce the yard size of units and separation from neighbours.
- Parking could be permitted within building setbacks. This is among the most requested variances by developers and would allow for more efficient use of the site. A provision could be added that requires enhanced landscaping or screening around parking stalls located within setbacks.

- A minimum separation distance between structures on a townhouse site could be introduced. Currently the Zoning Bylaw does not prescribe one, but it could be implemented to create more attractive, open developments. For example, the City of Chilliwack mandates a minimum separation distance that varies based on the height of the building. See the image below for an example of how this regulation could work.



Minimum building separation distance, as presented in the City of Chilliwack's Zoning Bylaw 2020.

- A minimum distance between structures and drive aisles within a townhouse development could be introduced. Currently, the Zoning Bylaw does not prescribe one and townhomes can be built up against the drive aisle. This buffer from internal roads could create developments with more open space.

If directed to make changes to the Zoning Bylaw, it may be prudent to begin consultation with the development community, including the Development Liaison Committee (DLC), to best understand which areas to amend.

If amendments are made, it must also be decided what should happen to applications that are currently in-stream. Options include granting in-stream applications indefinite protection under the existing Bylaw, granting them a temporary defined grace period such as one year, or requiring that they follow the new amendments immediately.

Options for Consideration

The options below outline potential approaches that Council may consider when directing staff to amend the Zoning Bylaw's townhouse zoning regulations.

Option 1: No change, leave existing regulations as they are

This option would maintain the status quo by continuing existing townhouse regulation listed within the City's Zoning Bylaw. The current MT1 Zone's regulations are included as **Attachment A**.

Option 2: Update the existing MT1 Zone

This option would facilitate a change in the Zoning Bylaw to modify the existing MT1 Zone. It would keep townhouse regulations straightforward and confine them to a single zone. If chosen, it would need to be determined what amendments should be made to the Bylaw. Consultation could help determine this. It must also be decided whether the changes will apply to applications currently in-stream.

Staff would not recommend changing the maximum density or building height prescribed in the MT1 Zone as they are already greater than most other municipalities. It is believed that they do not need to be increased, and any reduction would be seen negatively by the development community.

Option 3: Create an additional townhouse zone, with the potential to update the existing MT1 Zone

This option would facilitate a change in the Zoning Bylaw to add an additional townhouse zone, such as an MT2 Zone. This could allow for a different type of townhouse product that offers alternative density, building heights, setbacks, building separation, etc. An update to the existing MT1 Zone may be required in order to differentiate between the two different townhouse zones. If this option is chosen it would need to be decided what an additional townhouse zone would offer differently. Consultation could help determine this. It must also be decided whether the changes will apply to applications currently in-stream.

Many other Lower Mainland municipalities offer multiple townhouse zones with differing regulations. While it may make townhouse regulations more complicated, it could offer greater options and opportunities for townhouse design.

Financial Implications

There are no specific financial implications associated with this report.

Communication

The subject of changes to townhouse zoning has not been discussed at the DLC and Council's direction is sought. Staff can refer any proposed amendments to the DLC before proceeding, or staff can move forward without a referral to the DLC.

Summary and Conclusion

The townhouse product is one of the most popular housing development options in the community, but almost all townhouse projects request variances which can slow and obfuscate the development process. By removing this obstacle, timelines could be reduced and townhouse design improved overall. Staff is seeking Council's direction on what changes, if any, should be made to zoning regulations. If changes are requested, consultation is suggested to better understand what amendments to make.

Report Prepared by: Jay Hazzard, Planner II

Reviewed by: Rob Publow, Manager of Planning

Approved for Inclusion: Mike Younie, Chief Administrative Officer

Attachment(s)

Attachment A: MT1 Zone Information

SECTION 704 MULTI-UNIT TOWNHOUSE ZONES MT1

Multi-unit Townhouse One Zone MT1

A. Zone Intent

1. The intent of the **MT1** Zone is to allow for ***Townhouse Development*** on properties designated *Attached Multi-unit Residential*.

B. Permitted *Uses*

1. The following ***Principal Uses*** and no other shall be permitted in the **MT1** Zone:
   a. ***Residential*** limited to:
      i. ***Townhouses***.
2. The following ***Accessory Uses*** and no other shall be permitted in the **MT1** Zone:
   a. ***Accessory*** limited to:
      i. ***Accessory Building***, and
      ii. ***Accessory Structure***
   b. ***Institutional*** limited to:
      i. ***Child Care Centre***.
   c. ***Residential*** limited to:
      i. ***Amenity Space (Common Indoor)***,
      ii. ***Amenity Space (Common Outdoor)***,
      iii. ***Amenity Space (Private Outdoor)***, and
      iv. ***Home Occupation***.
   d. Storage limited to:
      i. ***Enclosed Storage***.

C. *Lot Area*

1. A ***Lot*** created through subdivision in this zone shall comply with the following minimum standards:

Zone	***Lot Area***
MT1	500.0 sq m (5,382.0 sq ft)

D. Setbacks

1. All ***Buildings*** and ***Structures*** shall be sited in accordance with the following minimum setbacks:

	Front	Rear	Interior Side	Exterior Side
Principal Building	6.0 m (19.7 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)	7.5 m (24.6 ft)
Accessory Building/Structure	7.5 m (24.6 ft)	4.5 m (14.8 ft)	1.5 m (4.9 ft)	1.5 m (4.9 ft)

2. The ***Front Yard*** setback of the ***Principal Building*** may be reduced to a minimum of 4.0 m (13.2 ft), provided the garage is a located at the back of the ***Townhouse*** unit.
3. Notwithstanding Section 704 Part D.1, all ***Buildings*** shall be sited a minimum of 6.0 m (19.6 ft) from all ***Undevelopable Areas*** as defined in this Bylaw.

E. *Lot Coverage*

1. ***Lot Coverage*** shall not exceed the percentage noted in the following table:

Zone	***Lot Coverage***
MT1	55%

F. *Density*

1. The ***Density*** shall not exceed the ***Floor Space Ratio*** as listed in the following table:

Zone	***Floor Space Ratio***
MT1	1.0

G. *Height* of *Buildings*

1. The ***Height*** of the ***Principal Building*** and ***Accessory Buildings*** shall not exceed the ***Heights*** in the following table:

Zone	***Principal Building***	***Indoor Amenity Building***	***Accessory Building/Structure***
MT1	12.0 m (39.3 ft)	11.5 m (37.7 ft)	4.5 m (14.8 ft)

H. Amenity Space

1. ***Amenity Space (Common Indoor)*** shall meet the following requirements:
   a. ***Developments*** that contain 25 ***Dwelling Units*** or more shall provide **in** ***Amenity Space (Common Indoor)*** at a rate of at least 2.8 sq m (30.0 sq ft) per ***Dwelling Unit***;
   b. A ***Child Care Centre*** may be housed within an ***Amenity Space (Common Indoor)*** provided it complies with the following requirements:
      i. has direct access from a ***Street***, independent from the access to the ***Residential Uses***; and
      ii. has direct access to the ***Amenity Space (Common Outdoor)*** within the ***Lot***.
2. ***Amenity Space (Common Outdoor)*** shall meet the following requirements:
   a. ***Development*** that contains 25 ***Dwelling Units*** or more shall provide ***Amenity Space (Common Outdoor)*** at a rate of at least 100.0 sq m (1,076.0 sq ft) and shall be in the form of a children's playground, swimming pool, BBQ pit, sports court and/or similar facilities.
3. ***Amenity Space (Private Outdoor)*** shall meet the following requirements:
   a. ***Developments*** shall provide a minimum of 20 sq m (215.3 sq ft) of ***Amenity Space (Private Outdoor)*** per ***Dwelling Unit,*** and a combined minimum average of 30.0 sq m (322.9 sq ft) per ***Dwelling Unit*** within a development as a whole, and
   b. The ***Amenity Space (Private Outdoor)*** shall be directly accessible, and adjacent to the ***Dwelling Unit*** it serves.

SECTION 704 MULTI-UNIT TOWNHOUSE ZONES MT1

I. ***Off Street Motor Vehicle Parking*** **and** ***Bicycle Parking Areas***

1. ***Off Street Motor Vehicle Parking*** shall be in accordance with the provisions of Section 109.
2. ***Bicycle Parking Areas*** shall be in accordance with Section 110.
3. ***Off Street Motor Vehicle Parking*** within the required setbacks is not permitted.

CITY OF MISSION

STAFF REPORT

To: Chief Administrative Officer **Date:** May 20, 2025

From: Jason Payne, Community Wellness Manager

Subject: **Youth Hub of Services Update**

Recommendation(s)

This report is provided for information only; no staff recommendation accompanies this report and Council action is not needed.

Purpose

To update Council and the community on the progress of the development of a Youth Hub of Services in at the Youth Centre in Mission.

Background

The City of Mission supported Mission Community Services Society with an application for Foundry Services in Mission in late 2023, and the application was not successful. Although not successful, this can be seen as the first step in developing a “hub of services” for youth within the City of Mission. Community agencies still speak of the need and desire to establish a Youth Hub in Mission, as they feel the need for this service is evident in the community. There are long-established community agencies that work with youth, who have a strong base of support services in connecting youth to the help and support they need.

Discussion and Analysis

The City of Mission has the potential to bring current community partners together, to provide a hub of services to youth, where youth go to access their needs. Agencies such as Fraser House, MY House, Youth Unlimited, Mission Friendship Society, MCSS, Fraser Health and others currently work with youth in the community and would be beneficial service providers in a youth hub of services. As well, new organizations that may be able to support the community are More Than and Roof, YMCA, Pathfinders Youth Center Society, and Canadian Mental Health Association, which offer other services and skills that may enhance the support offered to youth in the community.

The model that can be utilized at the Youth Hub would be a Hub and Spoke Model. With this model *“the hub signifies a central or lead organization(s) that serves as the coordinating entity. The spokes, on the other hand, represent partner organizations that are directly linked to the hub.”* The Youth Centre will be the space used as a centralized system of support, and youth will also be able to meet community agencies at other sites within Mission. The Hub provides an Integrated Youth Service (IYS) framework that can respond to longstanding challenges delivering and accessing quality care for young people. The benefits of co-locating services into one building and allowing youth easier access to services will allow them to adapt and build resiliency as their needs evolve.

Work Completed to Date

In support of planning and developing a Youth Hub in Mission, the following work activities have occurred since January 2025:

1. Community Feedback and Planning
    a. One-to-one community sessions
    b. Group sessions with frontline staff
    c. Group session with leadership staff
    d. Consolidating report to plan for next step for success
2. Research and Review
    a. Meetings to discuss hub models with local providers
        - Funding sources.
        - Partnerships
        - Challenges and concerns
        - Governance/support models
    b. In person tours at various hub model facilities within the region—done alongside Mission community service providers.
    c. Reviewing funding sources for Youth Hub Models

Next Steps/Workplan

To establish a Youth Hub in Mission, the City will need to move through targeted stages of development to ensure we create a collaborative approach, establish and maintain adequate support services and monitoring, as well as adapt to changes in the community. Below is a brief overview of the stages of action to take the Youth Hub of Services from an idea to a foundational service for youth in Mission.

Stage 1 (June to August 2025)

- Establish a Community Steering Committee
- Establish a Shared Governance Group

Stage 2 (September to December 2025)

- Support Services and Programs operating within Youth Centre
- Review planning and start of needed renovations
- Shared Governance Group establish
    - Terms of Reference
    - MOU's
    - Mutual costs/data collection
    - Lead Agency(s)

Stage 3 (January to May 2026)

- Renovations reviewed and attempted to complete by a target date of May 2026
- Find Developer and/or consultant to support planning for housing/shelter at Youth Centre
- New Community Providers offering services in Youth Hub

Stage 4 (May 2026-May 2027)

- Review and plan shelter space at Youth Centre (year 1)
- Develop, and shovels in ground, for Youth Housing at Youth Centre Space (years 2-3)

- Shared Governance Group maintained throughout the project and continues after the hub is operating, shelter opens, and housing is built—long term success and sustainability.

Financial Implications

There are no financial implications associated with this report. Council has set aside $1.0 million from the Community Works Fund to support this work.

Communication

Any feedback from Council will be incorporated into the communications back to the stakeholders. The community will be informed in the future when there is additional certainty about the renovations and services being offered in the space.

Summary and Conclusion

To provide Council with an update on the progress of developing a Youth Hub of Services in Mission and seek feedback on next steps planning for development of a Youth Hub of Services.

Report Prepared by:	Jason Payne, Community Wellness Manager
Reviewed by:	Barclay Pitkethly, Deputy Chief Administrative Officer
Approved for Inclusion:	Mike Younie, Chief Administrative Officer

Attachment(s)

Attachment A:	Community Discussion Tracker—May 2025
Attachment B:	Youth Hub of Services—Development Review

Attachment A:

Youth Hub of Service
Community Discussion Tracker

Topic/Theme	Overview	Notes
Communication	• Needing to manage confidentiality with the • Need to make all teams accessing the space aware of safety issues that may arise and how we support each other during crisis or escalated events—debriefing, support, follow-up case management, training	• Look to set standard of communication and orientation for all staff accessing site • Need to look to leadership group to develop and maintain best practices for communication and how we integrate services together, via communication • Have a central access point on site—overviews youth that are accessing the space and their identified needs.
Environment of Space	• Space should offer a variety of spaces to provide services in a one-to-one setting, group format, staff offices, flexible use areas, etc. • Maintain opening and welcoming environment • Ensure youth feedback along the process and having youth develop/create some of the space.	• Need to continuously obtain feedback from service providers, youth and families when renovating space, to ensure best fit • Community forums to ask for feedback, along with surveys.
Basic Needs	• Youth need access to the basic supplies such as clothing, medical supplies, hygiene products, etc. • Clothing for appropriate weather, employment and other identified needs.	• Can we have current programs in community bring items to space to have a “closet/storage” space for youth to access supplies • Good to have clothing for interviews and work-related needs.
Health Access	• Clinic space on site for youth to access • Support and access to gender affirming care, safe sex care, birth control and pregnancy care through clinic or other professionals • Placing Mobile RV Clinic on site, for youth to access • Having mental health care on site, via community teams • Having substance use care and support on site, via community teams	• Connections needed with Fraser Health, PCN and Mission Division of Family Practice. • Need to ask youth what their health needs are within the space.

Attachment A:

Youth Hub of Service
Community Discussion Tracker

Education	• Alternative school programs on site to support youth with their education, behavioral supports, and other needs identified through case management groups. • After school programs that link youth to supports after regular school hours—tutors, homework clubs, etc.	• Connections Program has been successful in supporting youth and maintaining connection when youth go back into school—case management support. • Discussion on how to integrate school into the hub, as we want the Hub to be a safe space away from school
Employment	• Need to have a space where youth can access skills training and vocational support, to develop their knowledge and experience • Volunteering in community and volunteers within the space (United Way)	• Using kitchen as a training opportunity • Access to staff that can work on resumes, interviews, employment workshops and other employment-based training.
Food Support/Security	• Youth need to be able to access food throughout the day (breakfast, lunch, dinner). • Set up a community kitchen at the Hub for youth and other support teams to access • Storing food on site for ease of access—Open Pantry for youth to access food when needed. • Emma's Acres connection, partnership with schools and local food banks or food security services	• Working with local food table to find ways to allow easier access to food for youth. • Brining some food donations/services to the space • Develop "Youth Food Bank"
Drop-In Model	• Space to allow youth to drop in and spend time within the space, and not necessarily accessing services. • Building relationships with staff on site over time and connecting with services when youth feel ready. • Have spaces that youth can access art, tech, music, books/resources, recreation, etc. • Have a check-in at the front space, using basic tech with no identifiers (capture data) • Membership for youth accessing area—monthly meetings and basic intake	• How to make the space easy to access and safe, at the same time. • Who is "checking in" and monitoring the general areas—staffing levels and responsibilities.
Collaborative Services Space	• Rooms/Offices designated for staff, one-to-one use, programming and conferencing	• Renovating space to fit the needs of staff, youth and community, to offer a variety of services in the space. • Community meeting space—youth case management.

Attachment A:

Youth Hub of Service
Community Discussion Tracker

	• Calendar for booking in programs, services and office time to connect with youth.	
Social Worker Support	• A person to support youth to connect with health and other support services in the community. • Help and support to navigate community supports and systems, alongside youth	• Can we connect with PCN and MCFD for social work supports on site.
Accessibility	• The Hub needs to be a space that is accessible to all ➢ Wheelchair and mobility ➢ Neurodiverse youth ➢ Culturally safe	• Need to support to ensure we do renovations right and ensure that are current model is accessible. • Working with CLBC, MACL, LGBTQIA2S+ services, First Nations, minority groups and others
Substance Use	• How do we handle substance in and around the Hub space? —need to a standard practice that all staff using site will need to follow, to reduce triangulation. • We do not want to ban and turn youth away, however how to we maintain safety and support at the same time. • Offer day treatment program in the space for youth in need (DEWY Model—PCRS)	• Offering youth conversation and discussion at the space and connecting them to community resources to provide further support. • Need to discuss harm reduction supplies and access—on site or off site?
Peer Programs and Services	• Having youth peers in space to help youth in need, offering help and guidance as they navigate resources and connections in community	• Offer training programming and accessing community agencies that provide trained peer staff.
Cost for Use of Space	• How can we make the space low cost for community partners accessing the space? • Are there ways to consider staffing, program support and other services seen as “In-Kind” funds that reduce cost for use of space • Who is responsible for costs on site such as IT (Wi-Fi, computers, etc.), food, supplies, etc. • City is supporting funding for renovations of the space • Idea would have 1 or more organizations that could take on the “lead” of the Youth Hub of Services.	• City has funding for renovation of space • Discussion on cost and spending model would be best reviewed, planned and overseen at leadership team level.
Fee for Service Model	• Idea of opening some of the space to be flexible and may offer fee for service organizations or individuals to use the	• Want to ensure that youth do not have to pay for services.

Attachment A:

Youth Hub of Service
Community Discussion Tracker

	space at a cost—counselling, food services, after hour programs/events, etc.	• Can these “fee for service” agencies offer funds back to the Hub.
After Hours Services	• We are limited in support and care for youth outside of Monday to Friday daytime hours. • Youth need support during times of crisis or negative live events, and these occur during after-care hours.	• Discussion would need to occur at the leadership level and how could we incorporate varying hours of services. • Look for new and external community support • Can we build a “crisis team” that works in after-hours support (on-call system—shared)
Justice Support on Site	• Having a space like Sophie’s Place (Surrey) for support for youth • Youth Probation in space to connect and support with youth	• Discussion around how to balance this need as well as safety/privacy for youth.
Sexual Exploitation Worker	• Previously had this role in Mission and needed to find a way to provide this service again within the community. • SEY Programs—Current supports are in other communities nearby. • Personal safety seen as an issue for young women in the community—need for care and support.	• How to bring the service to youth in this space—which organization or agency could support. • How do we identify this need.
Emergency Shelter	• Setting up the space to offer shelter beds during after hour , to help youth in need. • Offers temporary “pop-up” for sheltering youth and supporting them in timely need.	• Funding a model to support youth and staffing this care, after hours
Age of Youth Served	• Age of services offered may depend on what organizations/services use the Hub space • Discussion around the mis of younger youth with older youth—conflicts and potential exploitation? • Can peer models work to alleviate some of the pressures to minimize conflict. • Review of how low-barrier the space is for supporting youth—they could connect with other services off site?	• Need to be determined through feedback and surveys from youth, along with community, service agencies and community agency leaders. • Desire to ensure all youth are served and supported, and safe.
Parent Training/Forum	• Having programming to support parents in the community about topics that effect their youth—provides the continued support outside of connection to community organization	• Conduct research and community engagement with parents to develop the Youth Hub and find parental needs for support.

Attachment A:

Youth Hub of Service
Community Discussion Tracker

	• Working with School District and other parenting support services to bring services into the space—one to one and group.	
Events at Youth Centre	• Develop community events leading up to the transition from Youth Centre to Youth Hub of Service • Conducting surveys and community feedback at the events, as well as showcasing the community services in Mission	• Need to set up some community members that may wish to work on developing these events—funds and logistic support.
Future—Housing on Site	• What forms of housing can we plan for on site in the future and work on this collaboratively with community partners • Transitional and permanent housing—Autumn House • Services and supports at bottom of building or maintained in Youth Hub space	• Longer term planning, however prepare early to process and develop.

Services/Agencies at Youth Hub of Services

From feedback at community partners in group and one-to-one meetings, below is a list of agencies and services that people believed would be beneficial for youth to access within a Youth Hub of Service. Additions will continue, as community, youth and others may bring forward new teams for support at the Youth Hub.

- Child and Youth Mental Health
- Integrated Child and Youth Teams
- Youth Unlimited
- Mission Community Services Society
- Mission Friendship Centre Society
- MY House
- CLBC
- University of the Fraser Valley
- Sexual Exploitation Worker
- Mission Division of Family—PCN
- Leq'á:mel, Semá:th, Sq'éwlets and Máthexwi First Nation
- Archway Community Services
- Ministry of Child and Family Development
- Ministry of Social Development and Poverty Reduction
- School District
- City of Mission
- YMCA
- Big Brothers/Big Sisters
- Xyólheméylh
- Outreach Services—connecting outside Hub
- Mission Association for Community Living
- Community Pathfinders Youth Centre Society
- WorkBC
- Fraser House
- Peer Support Teams
- Youth Probation
- RCMP Liaison
- LGBTQIA2S+ Services

Challenges to Acknowledge and Review

1. Sustainability

Attachment A: **Youth Hub of Service**
Community Discussion Tracker

   a. Ideas in the past have not worked and uncertainty of how we can make this happen and maintain so youth do not lose the service
2. Communication
   a. How do we work together and collaborate more often to support youth, by sharing the work we are doing and providing wrap around care
   b. Confidentiality will need to be reviewed and discussed, and what we share with each other—key is to share to help support youth's needs
3. Safety
   a. Enhancements may be needed to increase security of site—staffing levels, staff training, policies and procedures, etc.
   b. Who has oversight and responsibility on the day-to-day activities and how to report/investigate.
4. Shared Space/Governance
   a. Working with local community leadership to develop standards for all community services offering support within the Youth Hub of Service
   b. Limited number of agencies (7-8) to improve effectiveness—core services.
5. Age of Services Offered
   a. Discussion of going to a 12-24 years of age model, like Foundry—how does this effect groups supporting youth under 19 and services that offer support for 19+
6. Need for "Anchor Agencies"
   a. One or more agencies to take the lead and work in a collaborative shared governance model

Foundry Plan B
Youth Hub of Services

BACKGROUND REVIEW

The City of Mission supported Mission Community Services Society with an application for Foundry Services in Mission in late 2023, and the application was not successful. Although not successful, this can be seen as the first step in developing a “hub of services” for youth within the City of Mission. Community agencies still speak of the desire and need to establish a Youth Hub in Mission, as they feel the need for this service is evident in the community. There are long-established community agencies that work with youth, who have a strong base of support services in connecting youth to the help and support they need.

The City of Mission has the potential to bring current community partners together, to provide a hub of services to youth, where youth can go to access their needs. Agencies such as Fraser House, MY House, Youth Unlimited, Mission Friendship Society, MCSS, Fraser Health and others work with youth in the community and would be beneficial service providers in a youth hub of services. As well, new organizations that may be able to support the community are More Than and Roof, YMCA, Pathfinders Youth Center Society and Canadian Mental Health Association, which offer other services and skills that may enhance the support offered to youth in the community.

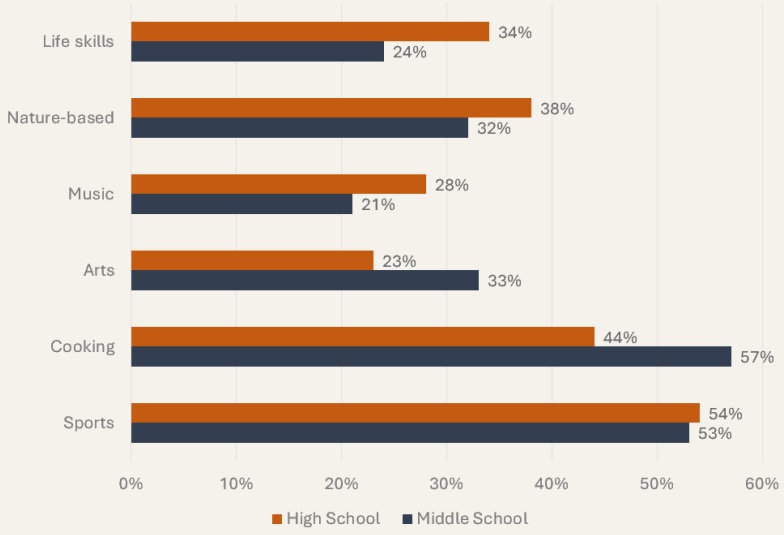
The model that can be utilized at the Youth Hub would be a Hub and Spoke Model. With this model *“the hub signifies a central or lead organization(s) that serves as the coordinating entity. The spokes, on the other hand, represent partner organizations that are directly linked to the hub.”* The Youth Centre will be the space used as a centralized system of support, and youth will also be able to meet community agencies at other sites within Mission. The Hub provides an Integrated Youth Service (IYS) framework that can respond to longstanding challenges delivering and accessing quality care for young people. The benefits of co-locating services into one building and allowing youth easier access to services will allow them to adapt and build resiliency as their needs evolve.

We can bring together existing services in Mission, to collaborate and facilitate services to youth at the Youth Centre in Mission in an immediate fashion. They can work together in one space, allowing them to offer programming that targets specific needs for young people in the community. We have heard reviews from young people, via Youth Photo Voice and OCP Survey, about the services they need in the community and we can create this space within the Youth Centre.

Services

- Supported workspace for school, encompassing tutoring and peer tutoring services
- Spaces to gather to practice art and music
- Art therapy and practices
- Life skill development opportunities (cooking and sewing)
- Peer network/alumni group
- Summary sheet of resources available
- Access to health care services
- Streamlined and jargon-free processes
- Accessibility to social workers, youth workers, sexual health education, counselling, mental health support, links to restorative justice programs
- Prevention programs for middle school students

- Youth were most likely or sure they would participate in **health-related programs** like sports and cooking.
- In addition to these program areas, both middle and high school students indicated that any program that provided an **opportunities to be with their peers** was likely to get them involved (41% of high school and middle school students).



Longer Hours

- Youth Centre
- Leisure Centre
- The library
- The Junction

More People Around

- Centennial Park
- The mountains
- Heritage Park
- Skate Park
- Youth Centre
- Local playground

REVIEW AND RESEARCH

After reviewing the recent application for the Foundry for Mission and hearing the need for a Youth Hub from the community members, we reviewed other Hubs in Langley, New Westminster, and Burnaby. These Hubs started without Foundry funding and found ways to make a central space for youth services work for their community.

In Langley, a similar story occurred in which they had applied for Foundry and their application was not accepted. Instead of waiting for the next round of Foundry Funding, a collation in Langley worked together to create the Langley Youth Resource Center—Langley Youth Hub. The center offers services through multiple agencies to support youth with Housing, Outreach, Counselling, Basic Needs, and other services. They partnered with multiple agencies to find the best community connections for youth in the city, working with agencies such as the Langley Division of Family Practice, MCFD, Langley School District, Langley Community Services, Youth Unlimited, Fraser Health and others. They continued to model this hub of services and were later successful in applying and receiving Foundry funding, proving their model of service was a strong foundation for a Foundry to come to.

Purpose Society operates both the New Westminster and Burnaby Youth Hubs, and do not access Foundry funding. The Burnaby YOUth Hub has been operating for 15 years and is a partnership with Fraser Health, Burnaby School District, Purpose and other local non-profits. They offer “drop-in support services, empowering youth to access community resources and engage in crisis and goal-oriented counseling” and they have “committed youth workers address various issues such as alcohol and drug misuse, family conflicts, relationships, and school-related challenges”. The operate with support from a Steering Committee, which consists of support agencies and other local non-profits, that help develop programming, navigate youth needs, source funding and create safe space for youth in the community.

The New Westminster YOUth Hub has been operating for almost 2 years, and runs on a similar model to the Burnaby Hub, however, does have a bigger space to operate out of and is open 5 days a week. They operate on a Hub and Spoke model, where youth engage in services at the site, and connect with other Purpose services and community services in nearby locations. The project is supported by federal grant funding, city partnerships, and Purpose funding.

All the hub models worked without the funding of The Foundry and provided a safe, secure, and collaborative service connection for youth. They found ways to work within their community services sectors, to provide wrap around services for youth and connecting youth to other resources in the community. These models are a great template for City of Mission and its community partners to start the evolution of a Youth Hub within this year. Other models throughout Canada try to utilize the Integrated Youth Services (IYS) framework, to allow for the wrap-around supports for you to access services and strengthen their connection to community. A study in Ontario found that *“Youth engaged in IYS are likely to connect with multiple services concurrently as biopsychosocial needs are identified and addressed.”* Youth will access the services of support, when their needs change within their lives, and as they are connected to a safe and supportive environment.

PROJECT PLANNING—STAGES OF DEVELOPMENT

To establish a Youth Hub in Mission, we will need to move through targeted stages of development to ensure we create a collaborative approach, establish and maintain adequate support services and monitor, as well as adapt, to changes in the community. Below is a brief overview of the stages of action to take the Youth Hub of Services from an idea to a foundational service for youth in Mission.

Stage 1 (June to August 2025)

a. **Establish a Community Taskforce/Steering Committee**
   - Current community agencies that work with youth, who can offer services within of the Youth Centre, immediately. (connect with agencies serving youth in the community)
   - Establish time/hours of service that can operate and establish a programming schedule in 1-2 months
   - Establish the age range of youth services—12 to 24 (Foundry model), 18+ and under 18 (mix of age groups)
   - Obtain feedback from the agencies and outline the needs for youth within the Youth Centre space.

b. **Establish a Shared Governance Group** (Directors and Organization Leads)
   - Community group will set up a governance model to create and establish a long-term plan for a Youth Hub of Services within the Youth Centre area—limited number of agencies (8-10).
   - Group will work to establish long-term planning for providing the services on site, as well as any emerging gaps in services.
   - This group will meet Bi-Monthly and continue through project development and project operations.
   - Group will connect with Youth Voice Committee and an established Family Committee to receive feedback on the needs for services and environment for the Youth Centre.

Shared Governance Model (example)

PROJECT PLANNING—STAGES OF DEVELOPMENT

Stage 2 (September to December 2025)

a. **Support programs and services are operating** at Youth Centre
b. **Review and Start of Renovations**—need to reallocate and update space to provide adequate services within the Youth Centre.
    - Feedback taken from service operators and brought forward to Governance
c. **Shared Governance Group** establishes:
    - Terms of Reference
    - Action Planning (goals for year-to-year success)
    - Memorandum of Understanding or Partnership Agreements
    - Safety Procedures
    - Mutual Cost Agreement—Fund allocation and new funding applications
    - Mutual Data Collection—Indicators and Outcomes
    - Lead Agency (or agencies) for Youth Hub
    - **Steering Committee** provides feedback to governance team for review
    - **Youth Voice Committee Rep** to attend these meetings
    - **Family Advisory Committee**

Stage 3 (January to May 2026)

a. **Renovations** underway and set completion by May 2026 for the Youth Centre
    - Set up adequate spaces for support services located at the Youth Centre
    - Technology needs, physical spacing, age of youth accessing services, safety, etc.
b. Find Developer and/or consultant to support planning for housing/shelter at Youth Centre
    - Working alongside Shared Governance Group
c. New Community Providers offering services at Youth Hub

Stage 4 (May 2026-May 2027)

a. **Review and plan shelter space** at Youth Centre (year 1)
    - Modular building adjacent to Youth Centre or a mobile space within Youth Center to support youth in need of urgent shelter support.
b. **Develop, and shovels in ground**, for Youth Housing at Youth Centre Space (years 2-3)
    - Developer needed for project and funding for project needed through BC Housing, Affordable Housing Funds, CMHC Funding and other external funds.
c. Shared Governance Group
    - Maintained throughout the project and continues after the hub is operating, shelter opens, and housing is built
    - Maintained to provide longevity and support for the project and the challenges that arise in supporting youth in the communities to adapt and support in a timely fashion.

YOUTH HUB MODEL—CONCEPT

Below is a conceptual overview of some of the services and support for the Youth Hub, when it is fully established, based on the feedback provided by local community providers. Included are the spoke centers, which are the external supports in the Hub and Spoke Model. Services can be added and adapted as the needs arise, and changes occur within the community and at local agencies.

Core Hub of Services

- Health Services (Mental Health, Physical Health, Sexual Health)
- Cultural Support and Safety
- Housing Services
- Substance Use Services
- Employment and Educational Services
- Peer Support
- Recreation/Leisure
- Family Services
- Restorative Justice
- Food Security and Basic Needs

From feedback at community partners in group and one-to-one meetings, below is a list of agencies and services that people believed would be beneficial for youth to access within a Youth Hub of Service. Additions will continue, as the community, youth and others may bring forward new teams for support at the Youth Hub.

Agencies of Support Services

- Child and Youth Mental Health
- Integrated Child and Youth Teams
- Youth Unlimited
- Mission Community Services Society
- Mission Friendship Centre Society
- MY House
- CLBC
- University of the Fraser Valley
- Sexual Exploitation Worker
- Mission Division of Family—PCN
- Leq'á:mel, Semá:th, Sq'éwlets and Máthexwi First Nation
- Archway Community Services
- Ministry of Child and Family Development
- Ministry of Social Development and Poverty Reduction
- School District
- City of Mission
- YMCA
- Big Brothers/Big Sisters
- Xyólheméylh
- Outreach Service Teams—connecting outside Hub
- Mission Association for Community Living
- Pathfinders Youth Centre Society
- WorkBC
- Fraser House
- Peer Support Teams
- Youth Probation
- RCMP Liaison
- LGBTQIA2S+ Services
- Mission Hospice Society

CITY OF MISSION

STAFF REPORT

To: Chief Administrative Officer **Date:** May 20, 2025

From: Jennifer Russell, Corporate Officer

Subject: **Council Appointments to the Youth Voice Committee**

Recommendation(s)

That Councillor Gill be appointed as the alternate Council representative to the Youth Voice Committee in place of Councillor Elias.

Purpose

The purpose of this report is to request endorsement of a change to the members of Council appointed to the Youth Voice Committee (YVC).

Background

Council established the Youth Voice Committee at the regular meeting of April 17, 2023, and appointed the following Council representatives under Resolution No. RC23-221:

Councillor Herar
Councillor Davies
Councillor Elias (alternate)

At the regular meeting of March 17, 2025, Council adopted the Terms of Reference for the YVC, and made the following additional resolution:

RC25-096
Moved by Councillor Plecas

RECOMMENDED:

That Councillor Davies be named as the Chair of the Youth Voice Committee.

CARRIED

Since the original appointments made in 2023, there have been changes to the Councillors' schedules and commitments. This report is being brought forward at the request of Councillors Elias and Gill, as Councillor Elias is no longer available to serve as the alternate and Councillor Gill has expressed an interest in assuming this role.

Financial Implications

There are no financial implications associated with this report.

Communication

Council's decision regarding appointments to the YVC will be communicated to Council, the committee membership, and staff.

Report Prepared by: Jennifer Russell, Corporate Officer

Reviewed by: Christine Brough, Executive Assistant

Approved for Inclusion: Mike Younie, Chief Administrative Officer

CITY OF MISSION

STAFF REPORT

To: Chief Administrative Officer **Date:** May 20, 2025

From: Jennifer Russell, Corporate Officer

Subject: **Accessibility Inclusion and Diversity Committee – Response to Council Referrals**

Recommendation(s)

That Council receive the following recommendations from the Accessibility Inclusion and Diversity Committee:

a) The Committee does not recommend the purchase of adaptive mountain bikes for public use, due to more urgent priorities and the need for further data on public interest and implementation feasibility; and

b) That Council prioritize accessibility improvements to parks and playgrounds following the completion of facility audits.

Purpose

The purpose of this report is to update Council on the status of their resolutions of referral to the Accessibility Inclusion and Diversity Committee (AIDC), and to provide the AIDC response.

Background

On August 19, 2024, Council made the following referral to the AIDC:

> RC24-414
> That the concept of the City purchasing adaptive mountain bikes for public use be referred to the Accessibility Inclusion and Diversity Committee for comment.

This referral originated from a Forestry Department project focussed on trail building, and it preceded the dissolution of the City's Tourism Department in late 2024.

Discussion and Analysis

At the AIDC meeting of March 19, 2025, the members considered this referral and had a robust discussion. The members expressed concern about City liability and insurance implications, and the costs associated with maintenance and management of equipment. They acknowledged the potential benefits of offering such a program, however it was unanimously agreed that the focus should remain on improving existing facilities and programs.

Financial Implications

There are no financial implications associated with this report. Resolutions regarding any changes to the City's operating and/or capital budgets would have financial implications and necessitate further investigation.

Communication

Committee recommendations that have been considered by Council are communicated to the applicable City staff for action as required.

Report Prepared by:	Jennifer Russell, Corporate Officer
Reviewed by:	Barclay Pitkethly, Deputy Chief Administrative Officer
Approved for Inclusion:	Mike Younie, Chief Administrative Officer

CITY OF MISSION

STAFF REPORT

To: Chief Administrative Officer **Date:** May 20, 2025

From: Jennifer Russell, Corporate Officer

Subject: **Street Naming Policy Amendment**

Recommendation(s)

1. That Street Naming Policy STR.28 be amended to include new street names for immediate use as shown in Attachment A to the report from the Corporate Officer dated May 20, 2025; and
2. That staff bring back recommendations for an updated and more comprehensive street naming policy to a future meeting of Council.

Purpose

The purpose of this report is to seek Council approval to amend the existing street naming policy to include new names to address an immediate need.

Discussion and Analysis

Street Naming Policy STR.28 (Attachment B) faces several practical and administrative challenges, prompting the need for both a fresh injection of useable names and a complete policy update. These challenges are summarized below:

a) **Limited Usability of Names**: Current policy restricts street names to individuals, but many listed names do not meet best practices for clarity and emergency response. For example:

- Names should be easily pronounceable across diverse linguistic backgrounds.
- Names should not closely resemble existing street names.
- Duplicate or similarly spelled names (e.g. Smith Street, Smith Avenue) should be avoided to prevent confusion to emergency services personnel.
- Names should not contain any symbols (such as, #, !, -, /, &, etc.).

Many names on the City's current street naming list fail to meet these criteria.

b) **Depleted Name Supply**: The list of usable street names has dwindled, leaving planning staff with limited options as development progresses. A new approach is urgently needed to ensure the availability of effective and meaningful street naming.

c) **Lengthy Vetting Process**: Adding a new name to the list requires verification through Mission Archives, a process that can take up to 18 months due to resource limitations.

d) **Alignment with Modern Values**: The policy must reflect Mission's values, particularly in the context of reconciliation with First Nations.

The most pressing issue of depleted supply can be addressed by adding a batch of new names to the existing policy. Attachment A contains a list of names chosen from broader themes such

as nature and community identity. Nature themed street names highlight local flora and fauna, and can be grouped within neighbourhoods, as seen in the Bobcat/Badger/Beaver neighbourhood area of Mission. The flora and fauna names proposed have been reviewed by the City's environmental staff to ensure invasive species are not included.

To address the remaining challenges, staff will bring forward an entirely new policy for consideration that moves away from the exclusive use of personal names and contains a more efficient approval process, ensuring that street names are clear, culturally respectful, and reflective of Mission's diverse identity. A new policy will also include provisions for honorary or ceremonial street names, and a process for property owners/developers to submit a street name for consideration as part of their development or subdivision.

Financial Implications

There are no financial implications associated with this report.

Communication

Council's decisions will be communicated to all affected City departments.

Summary and Conclusion

The purpose of this report is to request Council permission to amend the existing street naming policy to include new names to address the immediate need. Staff will also bring forward an entirely new policy for consideration that moves away from the exclusive use of personal names and contains a more efficient approval process, ensuring that street names are clear, culturally respectful, and reflective of Mission's diverse identity.

Report Prepared by: Jennifer Russell, Corporate Officer

Reviewed by: Barclay Pitkethly, Deputy Chief Administrative Officer

Approved for Inclusion: Mike Younie, Chief Administrative Officer

Attachment(s)

Attachment A: Proposed New Street Names

Attachment B: Street Naming Policy STR.28

ATTACHMENT A - Proposed New Street Names

TREES / PLANTS / FLOWERS

Spruce	Sitka	Elm	Hemlock	Lodgepole
Nettle	Yarrow	Lupine	Lavendar	Magnolia
Horsetail	Fireweed	Goldenrod	Trillium	Honeysuckle
Daisy	Poppy	Primrose	Violet	Carnation
Mayflower		Lily	Lilac	Pear
Salmonberry	Strawberry	Plum		

RIVER / MOUNTAIN / MINERALS / GEMS

Jade	Quartz	Garnet	Granite	Slate
Agate	Timberline	Summit	Saddle	Ridge
Glacier	Chimney	Oxbow	Basin	Channel
Bank				

ANIMALS

Raccoon	Coyote	Rabbit	Lynx	Cougar
Snowshoe	Cottontail	Blacktail	Stickleback	Wintergreen
Otter	Painted Turtle	Salamander	Tree Frog	Blackswift
Garter	Swallowtail	Woodpecker	Junco	Flicker
Sparrow	Warbler	Stellars	Crow	Hummingbird
Goldfinch	Raptor	Nighthawk	Rainbow	Cutthroat
Salmon	Coho	Sockeye	Chinook	Sturgeon
Dragonfly	Honeybee	Grasshopper		

LOCAL THEMES (Racetrack / Forestry / Railway etc.)

Horsepower	Drift	Groove	Rocket	Backpedal
Tarmac	Camber	Downforce	Hairpin	Crown
Canopy	Talus	Logger	Forest	Sapling
Skidder	Chain	Roots	Felling	Woodland
Station	Platform	Track	Caboose	Roundhouse
Spike	Whistle	Engine	Trestle	Switch
Cannery	Post Office			

VALUES

Innovation	Enterprise	Commerce	Novelty	Invention

ATTACHMENT B

STREETS & ROADS

STREET NAMING

STR.28

POLICY

Date Policy Adopted: October 19, 1987	*Council Resolution Number: 24*
Date Policy Amended: September 23, 1991	*Council Resolution Number: 91/1575*
Date Policy Amended: August 4, 1992	*Council Resolution Number: 92/1096*
Date Policy Amended: June 21, 1993	*Council Resolution Number: 93/623*
Date Policy Amended: February 6, 1995	*Council Resolution Number: 95/118*
Date Policy Amended: March 6, 1995	*Council Resolution Number: 95/234*
Date Policy Amended: April 7, 1997	*Council Resolution Number: 97/331*
Date Policy Amended: January, 19, 1998	*Council Resolution Number: 98/056*
Date Policy Amended: April 3, 2000	*Council Resolution Number: IC2000/69*
Date Policy Amended: May 21, 2002	*Council Resolution Number: IC2002/340, RC03/286*
Date Policy Amended: March 17, 2003	*Council Resolution: RC2003/286*
Date Policy Amended: April 22, 2003	*Council Resolution: IC2003/113*
Date Policy Amended: May 5, 2003	*Council Resolution: RC03/519*
Date Policy Amended: November 17, 2003	*Council Resolution: RC03/1346*
Date Policy Amended: May 3, 2004	*Council Resolution: 04/581, 04/582, 04/583*
Date Policy Amended: October 24, 2005	*IC Council Resolution: 05/983*
Date Policy Amended: November 21, 2005	*Council Resolution: 05/978*
Date Policy Amended: March 13, 2006	*IC Council Resolution: 06/081*
Date Policy Amended: November 25, 2009	*Council Resolutions: 08/311, 08/354, 08/496, 08/497, 08/787, 08/788, 08/823, 08/924, 08/925, RC09/397, RC09/450, CAO Approval*
Date Policy Amended: June 6, 2010	*CAO Approval*
Date Policy Amended: November 15, 2010	*RC10/640*
Date Policy Amended: April 26, 2011	*Council Resolution Number: C2011/172*
Date Policy Amended: August 8, 2011	*Council Resolution Number: C2011/309*
Date Policy Amended: December 19, 2011	*Council Resolution Number: RC11/621*
Date Policy Amended: June 18, 2012	*Council Resolution Number: RC12/395*
Date Policy Amended: February 4, 2013	*Council Resolution Number: C2013/046*
Date Policy Amended: December 2, 2013	*Council Resolution Number: RC13/754*
Date Policy Amended: March 3, 2014	*Council Resolution Number: C2014/088*
Date Policy Amended: January 18, 2016	*Council Resolution Number: C2016/015*
Date Policy Amended: September 6, 2016	*Council Resolution Number: C2016/186*
Date Policy Amended: February 19, 2018	*Council Resolution Number: C2018/114*
Date Policy Amended: December 16, 2019	*Council Resolution Number: C2019/336*
Date Policy Amended: January 6, 2020	*Council Resolution Number: RC20/028*
Date Policy Amended: June 5, 2023	*Council Resolution Number: C2023-118*
Date Policy Amended: May 6, 2024	*Council Resolution Number: RC24-260*

Procedure for determining street names for new roads

Proposed street names listed in Tables 1-5 and the historic information attached as Appendix 1-5 will be selected with consideration given to the geographical location where the family lived if possible.

The information will be forwarded to Council with a recommendation as part of the 1st Reading report format with the proposed subdivision map identifying the road and the proposed name. Where rezoning is not required a separate report will be submitted for Council's consideration.

Following adoption of a bylaw naming a road, the Street Naming Policy will be amended to remove the name from the lists of possible names and move the name and historic information into Appendix 6 – History of Existing Street Names - attached to this policy.

Determining the Designated Descriptors

Relatively continuous or potentially continuous East-West thoroughfares that are basically straight or potentially straight shall be designated *Avenues*.

Relatively continuous or potentially continuous South-North thoroughfares that are basically straight or potentially straight shall be designated *Streets*.

Lesser East-West or South-North roads unlikely to extend as through roads should continue the road name but the extensions should be designated *Courts.*

Relatively continuous undulating roads with several blocks that move in a general East-West direction should be designated by *Drives.*

Relatively continuous undulating roads with several blocks that move in a general South-North direction should be designated by *Boulevard.*

Cul-de-sacs that general extend in an East-West direction should be designated as *Places.*

Cul-de-sacs that general extend in a South-North direction should be designated as *Terraces.*

Road configurations, which do not fit any of the above, could be designated as Roads, Ways, Etcetera.

Criteria for Selection and Creation of the Existing List of Street Names

In recognition of the contribution of early residents to Mission's development, the names to be used for new streets shall, where possible, are based upon:

(a) names of pioneers and long-term residents of the immediate geographic area,
(b) names of Japanese families who lived in the area prior to being moved to internment camps,
(c) names of OMI Fathers in priority according to their historic importance and senior position,
(d) names of War Veterans who lived in Mission or the immediate area as supplied by the Royal Canadian Legion, Branch 57 (Mission),
(e) names of battles in which Mission residents were involved, as supplied by the Royal Canadian Legion, Branch 57 (Mission) and Mission Community Archives,
(f) names of Mission residents who have been honoured as District of Mission Freeman, and
(g) where a new road occurs in an area where there is an established pattern of street names that exists within the locality (e.g. based on wildlife names, numbers, etc.) this pattern will be continued with the proposed named being forwarded to Council in-camera independent of the subdivision application.

Criteria for Adding Names to the Lists

New surnames can be added to the appropriate Table and the background information included in the Appendices if:

- the person resided within the present District of Mission municipal area prior to 1950,
- who have been active in the management, administration of development of local community/charitable group, or educational/health care services for a considerable period of time, or
- active as a local farmer or business entrepreneur for a considerable period of time.

Names with the background information will come forward to Council once per year in an in-camera report for Council's consideration.

Street Name Changes

Where it is intended to change the name of any street, the residents of the street shall be notified of the proposed name change prior to the submission of the enabling bylaw to Council.

Reusing Street Names

When a street named for pioneers and long-time residents of Mission is permanently closed, staff are authorized to add the name of the closed street to the list of street names available for future use, provided the name meets the criteria for the selection of street names.

Pioneer Street Names

When a street is being named after a pioneer, the pioneer families shall be notified of the street name and the family will be offered, at cost price, a duplicate street sign with that pioneer's name on it.

TABLE 1: Pioneers and Long Time Residents of Mission

Pioneers and Long Time Residents with documented information		**Pioneers and Long Time Residents with information on date of birth/death and geographic location**	**Owned Land in Mission but do not appear to have lived in Mission**	**Pioneers and Long Time Residents with no information available at this time**
**~~Abercrombie~~	Lane	~~Barker~~	Cadotte	Atley
* ~~Adair~~	LaCroix	Brunton	Caselton	Bruneau
**~~Appleby~~	~~Lindsay~~	~~Burton~~	Denechaud	Buchanan
~~Bailey~~	Parlane	~~Chomat~~	Scory	Cartney
~~Benedict~~	~~Parker~~	**Cromar**		Earlandson
Boucher	Parkes	Grieve		Furness
**~~Brett~~	~~Peebles~~	Hodgson		Goostrey
~~Burnham~~	Portsmouth	Jamieson		**Graffe**
~~Conley~~	~~Simpson~~	* **Ordog**		~~Graham~~
~~Everett~~	Skinner	Paige		Herbert
~~Gilmour~~	~~Slack~~	Phair		Ingram
~~Harper~~	**~~Thorpe~~	~~Pinchbeck~~		Kunz
Hayashi	**~~Tindall~~	~~Preston~~		Peterman
~~Higginbottom~~	Tretheway	Sproule		Pulford
~~Hitch~~	**~~Tupper~~	~~Tooley~~		Stoutenbery
~~Jack~~	~~Verchere~~			Wilbers
**~~Jones~~	~~Vollans~~			* **O'Beirne**
~~Legace~~	~~Ward~~			

NOTE 1: * new names proposed to be added to the list. Once the research of documented information is completed the names will be shifted to another column in the policy

NOTE 2: ** mark the names proposed for new roads with Tindall also a new name

NOTE 3: Documented Information that is available for each name is attached to this policy in **Appendix 1**

TABLE 2: Japanese/Japanese-Canadians

Japanese Family Names with Documented Information

~~Adachi~~
Agawa
Aihoshi
Amemori
Aoki
~~Araki~~
Ayukawa
~~Endo~~
Fujikawa
~~Fukami~~
~~Fukawa~~
Hashimoto
~~Hattori~~
Hayashi

Japanese Family Names with Documented Information that Requires Additional Research

Hinatsu
Hisaoka
Ikebuchi
Inabe-Shirakawa
Inouye
Itu
Kadonaga
Kamimura
Kanamata
Kato
Kimra
Kimure
Kinoshita
Kitagawa
Kobayashi
Kobuke
Kodama
Konna
Matsui
Matsushita
Minemoto
Mitsunaga
Miyagawa
Mori
Moriyama
Nagata
Nakamura
Nakashima
Nishi
Nishiyama
Nomura
Oda
~~Ohashi~~
Ohno-Ohno
Oikawa
Okabe
Okamura
Okuma
Onedera
Onizaki
Saito
Sakon
Sameshima
Sasaki
Sato
Shigehiro
Shimoda
Shimomura
Shiono
Sugiyama
Tashiro
Tasiti
Tatebe
Tateyama
Tomomitsu
Tonomura
Tsuji
Uchida
Uemura
Umetsu
Watanabe
Yahiro
Yako
Yamamuchi
Yamauchi
Yamanouchi
Yanoshita
Yasumatsu

NOTE: Documented Information for each name is attached to this policy in **Appendix 2**

TABLES 3: O.M.I. Fathers

Bunoz
~~Carion~~
Cornellier
Fouquet
Fleury
Gendre
Jayol
Lamure
LeJacq
LeJeune

NOTE: Documented Information for each name is attached to this policy in **Appendix 3** (when it is available).

TABLE 4: War Veterans Names from Mission and Immediate Area

WORLD WAR I

Priority 1

~~Abbott, Cephas Hector~~
~~Abbott, Vivian Hartley Church~~
~~Airth, William "Willy"~~
~~Ashmore, Richard Howell~~
~~Aves, Edwin Thomas~~
~~Aves, Harry Arthur~~
~~Aves, Richard Edward~~
~~Breakey, Henry Leopold~~
~~Bush, Arthur Herbert~~
~~Campbell, John Stuart~~
~~Card, Horace William~~
~~Carter, Harry Lewis Walter~~
~~Catchpole, Gordon Harmer~~
~~Catherwood, Leonidas Ewart~~
~~Charman, Arthur Herbert~~
~~Chester, Frederick~~
Child, James Martin, MC
~~Christie, William~~
~~Clerihue, Clarence Ernest~~
~~Cunningham, William Ritchie, MM~~
~~Darbyshire, Lionel Charles~~
~~Donatelli, Antonio~~
~~Fennell, James Norris~~

~~Fennell, Lionel Mills~~

Priority 1

~~Fisher, Alvin Ward~~
~~Gibbard, Arthur Alvin~~
~~Gough, Edwin Barry~~
~~Grassick, Alfred~~
~~Hall, Frederick John~~
~~Hayward, Edward Ronald~~
~~Hood, Stuart Clink~~
~~Hughes, William Edwin~~
~~Hunter, Robert~~
~~Hutton, Thomas Lewis, MM~~
~~Judd, Henry Alfred~~
~~Judd, John Herbert~~
~~Kenworthy, John Leigh~~
~~Knight, Richard~~
LaCroix, David A.
~~Laxton, Walter Bertram~~
~~Lester, Edward Gabriel~~
Lipsit, Cecil Willard
~~Little, Frederick~~
~~MacDonald, Angus Oliver~~
~~McFall, Charles Chambers~~
McLagan, Partrick Douglas MiD
McLaughlin, John "Jack"

~~McPhee, John Hugh~~

Priority 1

Milburn, Ernest Edward
Millar, Alexander John
~~Montgomery, Sydney Robert~~
~~Murray, Colin Stewart~~
~~Newton, Isaac~~
~~Nicholson, Willaim Angus~~
~~Parker, Stanley Carpenter~~
~~Prentis, Samuel Thomas~~
~~Sharpe, Walter Forbes~~
~~Slack, Delmer Catherwood~~
Slaney, John Cobley
~~Smith, Trenholme Vasey Goldwin~~
~~Solloway, Vincent Harry~~
Spouse, John
~~Swan, John "Jack"~~
~~Tarlton, Robert Agutsus~~
~~Thomas, Austin (Al)~~
~~Topper, Albert George~~
~~Weatherhead, John Christopher~~
~~Wharton, James Alfred~~
~~Wharton, William Edward~~
~~White, Alfred Edgar~~
~~Wooler, Charles Francis~~

Priority 2

Asbury, Arthur Gerard
Blois, Harry Morris
~~Carter, Norton~~
Exshaw, Edward Haliday
Fowler, Arthur
~~Gibbs, Alfred~~
Hanson, Roy Howard
Litchfield, Richard Wm. Reginald
~~McPhee, John E.~~
~~Russell, George MM & MiD~~
Toole, Edward Thomas
Van Allen, Kenneth Marsden
Verner, James Hamilton

Priority 3

Bouchir, Moses Joseph
~~Campbell, Sidney~~
Halls, Frank
~~Hudson, Reginald Selby~~
~~Jones, John Morgan~~
~~McDonald, Alexander~~
~~McKenzie, Alexander~~
~~McPhee, Charles Tupper~~

Metcalfe, James Edward
~~Mitchell, James McKenzie~~
Morton, Thomas
Parton, John Cecil
~~Scott~~, Walter Ridgley
~~Smith,~~ Sidney
Sorensen, Alfred
~~Tuckwell, Humphrey Ansel Henry~~

WORLD WAR II

Priority 1

~~Bain, David Lachlan~~
~~Brown, Robert Allan~~
~~Cail, Frederick George~~
~~Catherwood, Ernest Holloway~~
~~Cochrane, Thomas Donald~~
~~Dunbar, Ronald~~
~~Fletcher, William Johnson K.~~
Forster, John Joseph William
~~George, Gilbert Llewellyn~~
~~Greene, Philip Sansom~~
Jeffares, George Rupert
~~Johnson, Garnett M.~~
~~Johnson, George Henry~~

Priority 1

~~Jones, Douglas Edward, DFM~~
~~Kennedy, Wilfred~~
Kenyon, Archibald James
~~Kettley, Clifford John Vosper~~
~~Loving, Leslie Rowland Bond, DFC~~
~~Machell, Harry George~~
~~Maynard, Roy Edward~~
~~McCreath, Ewart Fallis~~
~~McIntyre, Edward Charles "Ted"~~
Moodie, Donald Malcolm
~~Moody, Donald Beverly~~
Musgrave, James Douglas
~~Nelson, Per Arne Theodore~~
~~Olson, Donald Brant~~

Priority 1

Pearson, Eric Goland Parr
Profit, Benjamin James
~~Ross, Reginald~~
~~Salsbury~~
Schuberg, Jack
~~Stokes, Alfred~~
~~Terepocki, Bella "Bill"~~
~~Terris, George Thompson G.~~
~~Wardrop, Alexander McBirnie~~
~~Wardrop, John Jamieson Pat.~~
~~Weatherhead, Richard John~~
~~White, William Alfred~~

Priority 2

~~Keenan, Bernard Oswald~~
~~Moore, Eric Herbert~~

Priority 3

Bayne, David Thompson
~~Clark, Harold Luther~~
Goodwin, Reginald Arnold
Kunzelman, Wilbert Jacob L.
~~Wilson, Curtis Elie~~

KOREA

Priority 1

~~Trenholm, Richard R.~~

NOTE: Documented Information for each name will be attached to this policy in **Appendix 4**
Priority is based on a Royal Canadian Legion Branch 57 assessment of men who are;

1. from the Mission area,
2. lived in the areas for some time or the family lived in Mission,
3. unsure how strong the connection is to Mission.

Sample Street Name Sign

TABLE 5: Freedom of the City Recipients

~~Adair, W. Douglas~~	Ingram, Robert (Bob)	~~Phelps, Doreen~~
Billesberger, Valerie	~~Jacobsen, Rhona~~	Rash, Lloyd
Billinger, Carlo	~~Johnston, Raymond~~	~~Ray, Judith~~
Clemo, Claire	~~Kask, Glen~~	Robertson, Betty
~~Cleven, Cecilia~~	~~Kenney, Dr. H. Martin~~	Selvaraja, Ken
Cox, Joy	Leger, Ron	~~Sharpe, Steve~~
~~Cox, Neville~~	~~Lissimore, Kenneth~~	Stewart, Heather
Crawford, Cal	Lobb, Don	Syrette, Sharon
Day, G. Robert	Lobb, Eleanor	~~Taylor~~, Ron
Derrough, Dennis	~~MacDonald, Gary~~	Zajac, Mel
Dudfield, Lilian	~~McPherson, Charles~~	
Fehrmann, Barbara	**Marcellus,** Catherine	
Friesen, Henry P.	MacLatchy, Joan	
Gidda, Terry	Mussallem, George	
~~Gordon, William~~	Neid, Evelyn	
Harrington, Charles	Neufeld, Abe	
~~Harris, G.W. (Bill)~~	**O'Beirne**, Thomas	
Hinds, Jim	Parkinson, Douglas	
~~Hollister, Dr. Victor~~	Pearson, Doug	
~~Hundert, Valerie~~		

NOTE 1: While this is the complete list of Freedom of the City Recipients, some of these names already exist as street names

NOTE 2: Both FIRST and LAST names are to be used as the street name (as per Council resolution RC24-260, May 6, 2024)

NOTE 3: Documented Information for each name will be attached to this policy in **Appendix 5** (once the list of names and information has been researched by Mission Community Archives)

APPENDIX 1
Pioneers and Long Time Residents of Mission

Abercrombie, Hugh and Lorna

- Hugh was born in 1873 and died in 1943
- He came to Mission in 1885 with his parents
- Lorna was a member of Women's Institute; Ladies Aid; W.C.T.U wreath
- Lorna was killed on a fishing trip by getting her fishing rod in contact with high tension wires installed by Western Canada Power Company on the public highway near Dewdney pump station. She died on Sept 28th 1916.

Owner	Quarter	Section	Township	Block	Lot/Acre
Abercrombie	SW	3	18	-	160 acres
Abercrombie	NE	20	17	-	40 acres
Abercrombie	SW	03	18	-	160 acres
Abercrombie	NW	21	17	28	Lot 11,12
Abercrombie	NW	21	17	111	Lot 20-24

Adair, Doug and Lorna

- Lorna was born in North Battleford, Saskatchewan in 1931. She went to St. Pauls School of Nursing and graduated in 1953
- Doug and Lorna met in Williams Lake and married in 1954 and moved to Mission.
- They had 4 children
- Doug served in the Canadian Army from 1946 – 51
- 1954 – Doug worked for the Canadian Bank of Commerce
- 1955 – Doug was elected president of Mission Junior Chamber of Commerce
- 1955 – Doug was elected new president of local Jaycees
- 1959 – Lorna was installed as president of the Kinettes
- 1966 – Adair elected chairman of District 75 Board of School Trustees
- 1973 – Lorna was re-elected to Parks and Recreation Commission
- 1974 – Doug elected president of the associated Credit Bureaus of BC
- 1975 – Lorna was one of the founders of the first District of Mission Arts Council Incorporated
- 1975 – Lorna was honoured for her service in the community
- 1980 – Lorna was president of the Pleasant View Housing Society
- 1986 – Doug and Lorna went to Papua New Guinea of a 3 year commission to work for the United Church in the area
- Doug was an Alderman in Mission
- Lorna was also a nurse in Mission and taught part-time at the College in the Homemaker Program
- Doug served as distinction as secretary – treasurer of the Valemount Group of Companies and latterly as Vice-President Administration with Acrofax Inc.
- Doug was on the Mission Memorial Hospital Board; member of the Upper Fraser Valley Health Board
- Awards: 1995 – Lorna Pleasant View Housing Society Honourary Life Membership; Doug is a Rotarian and was president of Rotary Foundation and received the Paul Harris Award for his outstanding service to the Mission club and community

Appleby, Leonard and Katherine

- Born in 1863 and died in 1952
- Born in Southsea, Hampshire England and came to Mission in 1882 with his family– lived in Mission for 70 years (one of the oldest pioneers in Mission)
- Married Katherine in 1897 in Seattle and moved back to Mission in 1908. They had seven children.
- The Appleby house was 33091 5th Avenue but in later years, resided in Dewdney
- Leonard operated a fruit farm for many years on property across from the Mission Memorial

Hospital
- Katherine was born in 1874 and died in 1932.
- Katherine was involved in local women's organizations and during WW1 assisted the Red Cross
- Son Frank who lived on the corner of Wren and Silverdale Road put Mission on the Poultry map – sold birds all over the US and Canada; won many poultry contests. Frank purchased 26 acres on Silverdale Road for his new chicken business. He also lived on 7th Avenue and sold eggs; Frank curled in the 1970s and his team won many competitions. He died sometime in the 1990s at age of 99 in the Mission's Extended Care Unit

Atley
- No information

Barker, Winnifred Kathleen Irvine
- Born in 1877 and died in 1966
- Born in India and came to Canada in 1921 and resided in Mission City and died in Mission Memorial City

Benedict
- The Benedict bought the Silverdale store, which opened in 1892, in 1926

Boucher, Moses and Amelia
- Moses was born in 1863 and died in 1950. He was born in St. Hyacit, Quebec and came to BC to work on the railroad. He homesteaded in Durieau in the early 1880s. Resided in Durieu for 64 years
- He founded the Bouchir Farm in 1886. He also operated mills in the area for 45 years
- Moses married Amelia and raised 11 children. They survived the major Fraser River Floods in 1894 and 1948
- Amelia was born in Eburn District, which is now Marpole in 1872 and died in 1952. She attended school at the OMI. She was a school trustee for Hatzic Prairie School between 1904 – 1916
- Moses and Amelia's son Harold and wife Loja took over the farm after the death of Harold's parents in 1952. They grew Christmas trees.
- Dennis Streifel gave the family a plaque denoting their farm as a Century Farm. The provincial government grants the special plaques to any farm which has been continuously farmed by the same family for 100 years or more

Brett
- No date of birth and death
- Brett family owned a Meat market in Mission
- Had property in Hatzic

Owner	Quarter	Section	Township	Block	Lot/Acre
Brett	NW	25	17	-	80 acres

Bruneau
- No information

Brunton, Emily and Fredrick W.
- Emily was born in 1879 and died in 1951
- Fredrick was born in 1877 and died in 1934
- Brunton, Fredrick worked at Crosby Jewelers – see F.V.R. Aug 6, 1925 p. 5
- Lived in Hatzic

Buchanan
- No information

Burnham, Perley James and Ellen
- Perley was born in 1876 on Wolfe Island in Ontario and died in 1966
- No recorded date of birth for Ellen, but she died in 1948 (not sure of what age)

- Perley and Ellen married in 1903 in Manitoba and moved to Mission in 1907. They had two daughters
- Perley was a life member of three Mission lodges – AF and AM No. 16, Royal Arch Masons and Elks No. 30
- Worked in the logging business and later helped in the clearing of land and road building throughout the town and district during days of Mission's development as a Village. In 1914 he went to work on CPR coast steamships, and saw service as a quartermaster on all the Princess boats. After his work on the boat, he found employment with the Vancouver Milling Co. as a millwright, but resided in Mission. He followed the occupation with several feed companies at Mission until his retirement in 1946.

Burton, John

- Born in 1882 and died in 1892.
- He was an old Provincial pioneer and the first "white settler" on Hatzic Prairie, which used to be called Burtons Prairie
- Burton Prairie School was named after Burton family

Cadotte

- Owned land in Silverdale up to 1901 sold land the Manser family
- No other information on Cadotte

Owner	Quarter	Section	Township	Block	Lot/Acre
Cadotte	SW	35	14	-	130 acres

Caselton

- Owned land in Mission from 1898 to 1909
- Resided in Victoria

Owner	Quarter	Section	Township	Block	Lot/Acre
Caselton	Lot 412	17 (Grp 1)	17	36	Lot 8 and 9
Caselton	Lot 412	17 (Grp. 1)	17	48	Lot 9

Cartney

- No information

Chomat, Marie Louise

- Born in 1877 and died in 1950

Conley

- In 1888, Sarah Elizabeth and Thomas Conley began working their farm of 160 acres. They had three children, but Thomas died 3 years after arriving to the farm
- Sarah remarried Tom Law and had 3 more children
- Sarah was the first white woman to live in the district between Silvercreek and Whonnok
- Sarah became a charter member of the Fraser Valley Milk Producers Association and she was a postmistress at Silverdale Post Office in 1892
- Sarah's oldest son Edward and wife Tina eventually took over the farm
- Sarah died in 1948 along with her husband Tom Law and son Edward. Edward's son and wife Daisy took over the farm

Owner	Quarter	Section	Township	Block	Lot/Acre
Conley, Edward	SW	20	17		Lot 11 and 12

Cromar, Peter and Virginia

- Peter was born in 1894 and died in 1969
- Virginia Cromar was born in 1896 and died in 1978

Denechaud

- Owned in Mission Town from 1906 to 1909
- No other information

Owner	Quarter	Section	Township	Block	Lot/Acre
Denechaud	NW	21	17	33	Lots 13,14, 15, 16

Everett, Elmer

- No information on date of birth and death
- Fruit Grower in Mission – owned property in Steelhead as well as in Township 18/Section 33
- She was on the Woman's Auxillary from 1915 to 1938

Earlandson

- No information

Furness

- No information

Gilmour, Eva

- Eva Gilmour was the daughter of a Baptist minister from Edinburgh, Scotland. At the time she settled in Silverdale, there was no school in the area for the local children. Consequently, she started a petition and then travelled to Victoria where she personally lobbied the government for a school in Silverdale. Eventually the government in Victoria granted her request and the first school in Silverdale, Deo Volente, opened in September 1892 or 1893 near the intersection of Silverdale Avenue and Cooper Road.

Graffe

- No information

Grieve, John W

- Veteran – 29th Battalion
- Born in 1883 and died in 1935

Grieve, John W.

- Veteran – R.C.N.V.R WW 11
- Born in 1922 and died in 1968
- Perhaps son of John (1883 – 1935)

Goostrey

- Nothing

Harper, John

- John was born in 1865 in County Kilkeny, Ireland and died in 1947
- He came to Canada at the age of 19 and developed skills in farming while living in Eastern Canada before moving to the prairies and finally locating in Silverdale
- He farmed in Silverdale for 47 years
- After arriving to Silverdale, he became involved in a Christian group in which he held an annual convention at his farm

Owner	Quarter	Section	Township	Block	Lot/Acre
Harper, J	SE	26	14		78 acres

Hayashi, Tatsuo and Yu

- Do not know date of birth and death

- Settled in Mission in 1914
- Tatsuo worked for a CPR and logging camps near Mission
- He bought 4 acres of land – near Horne Street - to start farming – grew cherries, plums, strawberries and raspberries. During the farming off-season he worked at logging camps and sawmills around Mission
- The family resided in Mission from 1914 – 1941
- Yu worked for Aylmer Cannery for 2 years and was a member of a Local Ladies Guild
- Son Takeo attended Mission Public School and Mission High School

Herbert

- No information

Higginbottom, Edwin P. and Marie T.

- Edwin was born in1918 in Vancouver, BC and passed away in 2003
- Marie was born in 1920 in Chatham, New Brunswick
- Edwin and Marie moved to Mission in 1954
- Edwin was a member of the Mission RCMP detachment from 1954 to 1960 (at which point he was transferred to Burnaby) and was appointed as Mission's Municipal Police Chief in 1966
- Edwin was the Chairman for the Mission and District BC Centennial Committee that oversaw the installation of the filtration and heating plant for Mission's first outdoor pool at the 2nd Avenue Park
- Both Marie and Edwin were veterans of WWII and became members of Royal Canadian Legion Branch 57 upon moving to Mission
- Marie was an active member of the Mission Branch of the Royal Canadian Legion, serving on the executive board from 1966-1968
- Marie received a life-time achievement award from the District of Mission in February, 2004
- Marie and Edwin owned 32527 Cherry Avenue

Hitch, Arthur A.

- Do not know date of birth, but died in 1967
- The Hitch family arrived in Mission before the 1920s
- Arthur was a Hatzic Farmer and in 1916, he was the vice-president of Hatzic fruit growers
- He started the Draper Creek water work in 1920

Hodgson, Thomas and Mary Jane

- Thomas was born in 1843 and died in 1918
- Mary Jane was born in 1853 and died in 1939
- The family moved to Hatzic in 1907; they had six children

Owner	Quarter	Section	Township	Block	Lot/Acre
Hodgson	SW	25	17	36	87 acres
Hodgeson	Lot 476	Grp 1	-	48	67 acres

Ingram

- No information except on land ownership

Owner	Quarter	Section	Township	Block	Lot/Acre
Ingram	NW	17	17	8	Lots 1-3
Ingram	NW	17	17	21	16 lots
Ingram	Lot 412	Grp 1	17	5	91 acres
Ingram	Lot 412	Grp 1	17	6	91 acres
Ingram	Lot 412	Grp 1	17	7	91 acres
Ingram	Lot 412	Grp 1	17	9	91 acres
Ingram	Lot 412	Grp 1	17	10	91 acres
Ingram	Lot 412	Grp 1	17	19	Lot 1-8 or 91 acres
Ingram	Lot 412	Grp 1	17	20	Lot 1–7 or 91 acres

Jack, Milton and Wife (known as Mrs. Milton Jack)

- Milton was born in 1877 in Chateauguay, Quebec and died in 1964
- Mrs. Jack was born in 1882 and died in 1980
- Milton and son Wilfred are the founders of Ferncliff Gardens on McTaggart Road in Hatzic. It was originally a raspberry farm, but they turned it into a flowers and bulbs farm specializing in dahlias and gladiolus. They shipped bulbs all over Canada, US, England, Australia and New Zealand. They have won many awards at rural fairs and city exhibitions
- Mrs. Jack was very active in the community and participated in these following activities: member of Mission School Board – was the first woman in the Hatzic area to serve as chairman on the board of school trustees; instrumental role in establishing the regional library service; charter member (president) of the Mission – Abbotsford University women's club; active in united church organizations
- Wilfred was also active in the community. He was a school trustee for 13 years and 8 years as chairman of the board – received an honour certificate for having served over 10 years as a trustee; he was also a Reeve in Mission; he was also chairman of both the Lower Mainland Regional Planning Board and Fraser Valley Regional Library, and vice-president of Fraser Valley Municipal Associate; director of Mission Memorial Hospital

Jamieson, Herbert and Evelyn

- He was born in 1888 and died in 1936
- Evelyn was born in 1896 and died in 1973
- Lived in Silverdale
- Served overseas with the 143rd Battalion
- He was also a member of the Royal Canadian Legion

Jones, William E.

- Born in 1883 and died in 1957
- Moved to Mission in 1920 and operated a general store in the Silverdale area, later going into the auction business until he opened the farmers market in Mission City in which he operated until is death
- During WW11 he served for a time as a guard at the Ruskin Dam and headed the Silverdale Branch of Pacific Coast Rangers
- He was on Mission Municipal Council between 1950 and 1956 and elected major in 1956

Kunz

- Died in 1969
- No other information

Legace, William L.

- Born in Mission in 1886 and died in 1974. First white baby born in Mission
- His Father Amable Legace had the first dairy farms in Durieu. His father opened the first post office in 1901 and Amable was a postmaster until Amable. Eventually William took over the farm until he retired in 1954 and moved back to Mission. He lived in Mission for 18 years then moved to Farm Road in Hatzic until his death.
- William was active in Fraser Valley Milk Producers Association and member of the Golden Age Club

Lane

- Aja was born in 1880 and died in 1943
- Not sure when Clarence was born, but died in 1960
- At 16, Aja worked as a clerk in Debrisay's Store near St. Mary's School – did carpentry work, helped build Debrisay's Store in 1909, and worked on CPR Bridge
- Aja and Clarence Lane (brothers) opened a clothing store on Washington Street in Mission. In 1924, the brothers also stared a sawmill partnership
- The store became Lanes Ltd in 1922
- Aja was the chairman of the Board of Commissioners who were responsible for incorporating Mission in 1923; a life member of the Board of Trade and staunch member of the conservative

party
- Family lived on flats near Lane Creek (Mission Hills Mall Creek) to 5th Ave opposite the Hospital

Owner	Quarter	Section	Township	Block	Lot/Acre
Lane, Aja	NW	21	17	45	Lots 5,6
Lane, Aja	NW	21	17	56	Lots 16
Lane, Aja	SW	20	17	-	9 acres
Lane, Aja	Lot 1	Grp 3		-	Lot 156
Lane, Aja	NW	21	17	7	Lot 2-5
Lane, Aja	NW	21	17	64	Lots 4,5
Lane, Aja	NW	21	17	64	Lots 6
Lane, Aja	NW	21	17	77	Lots 1

LaCroix, Michel
- Moved to Mission in 1869 – lived east of St. Mary's Misson where Hatzic Station is today. He worked for Hudson's Bay Company. He looked after the store in Hatzic
- He owned approximately 160 acres 1 mile above St. Mary's and close to New Westminister Abby, but eventually sold it
- Joe LaCroix, Michel's son, born 1887 and died in 1953 owned a café in Mission for 5 years sold it and ran the Mission Hotel on 1st Ave for 3 years

Owner	Quarter	Section	Township	Block	Lot/Acre
LaCroix,M	NW	35	17		9 acres

Lindsay, Edith Mary
- Born in 1843 and died in 1938
- Moved to Silverdale in 1888 – Silverdale Pioneer
- Married in 1908 to Francis R. Cooper who owned and operated the first butcher shop in Silverdale
- They had 4 sons and one daughter

Ordog, Joseph and Margaret
- Joseph was born in 1897 and died in 1963
- Margaret was born in 1903 and died in 1981

Paige, H. F
- Born in 1859 and died in 1914
- Member of the Baptist church
- Had 5 daughters and 1 son
- Lived in Matsqui

Parlane, Arthur
- Born in Scotland in 1883 and died in 1980
- He was in construction and one of the original builders of Hatzic United Church; custodian of Hatzic Cemetery for many years and an avid gardener
- He married his wife Rebecca in 1928 – she was born in Scotland 1890 and died in 1988 – they had six children
- They were residents of Mission area for 35 years

Peebles, John C.
- Born in North Battleford, Saskatchewan on February 4, 1914

- As a young child, he moved with his family to British Columbia, where he attended school. In 1945, he built a house on Tunbridge Road (now Tunbridge Avenue) in Mission.
- Upon completion of the house (32576 Tunbridge) in 1946, he moved to Mission with his wife, Edna and two sons, John and Stan. His daughter, Shirley, was born at Mission Memorial Hospital in 1948.
- Following the flood of 1948, he helped build up the dykes along the Fraser River to help protect the land from further floods.
- In 1980, he joined the Cedar Valley Mennonite Church, where he remained a member for the last thirty years. John lived in his house on Tunbridge Avenue until May of 2009.

Owner	Quarter	Section	Township	Block	Lot/Acre
Peebles, J.C.	NE	29	17	Part	D/1

Peterman

- No information

Parker, Mr. and Mrs.

- No date of birth or death
- They lived on Birch Street
- Married in St. Andrews United Church in 1929
- Mr. Parker worked 38 years for BC Hydro
- Both members of lawn bowling
- Mrs. Parker had the order of the eastern Star

Phair (Phare), William and Frances

- William was born in 1867 and died in 1937
- Frances was born in 1870 and died in 1936 – she was born in Hatzic Prairie and resident of Hatzic and Dewdney her entire life
- They had 5 daughters and 5 sons
- They were Hatzic Pioneers – residents for 37 years

Owner	Quarter	Section	Township	Block	Lot/Acre
Phare	NE	26	17		8
Phare	Lot 2	26	17		12

Pinchbeck, George

- First settled in Cedar Valley and later moved to the corner of Grand Street and 3rd Avenue
- In 1893, George owned 90 acres

Owner	Quarter	Section	Twp	Block	Acres
Pinchbeck	NW	33	17		160
Pinchbeck	NW	21	17	26	
Pinchbeck	NW	21	17	8	

Portsmouth

- No information

Preston, Jean Browne

- Born in 1907 and died in 1985
- She cared for the mentally-handicapped
- She married George Preston who was born in 1904 and died in 1988

Phelps, Ralph

- Born in 1905 and died in 1974
- Lived in Mission for 33 years
- Member of Masonic Lodge 232 Kent

Pulford

- No information

Scory, William and Elizabeth

- William was born in 1833 and died in 1897
- Elizabeth was born in 1834 and died in 1917
- They lived in Dewdney

Skinner, Arthur Ernest and Fanny

- Arthur was born in 1867 and died in 1960 in Burnaby
- Came to Silverdale in 1891 and bought a farm on Gunn Road and farmed until 1908
- Arthur was a postmaster, municipal clerk, school trustee and Sunday School Superintendent
- He was also staff at Huntingdon Customs and Immigration
- Their son Sydney was born in 1891 and died in 1981. He joined the Royal Canadian Army for WW1. He received a special Centennial medallion in 1971.
- Sydney worked with the CPR in Mission, Sumas, Huntingdon and Vancouver
- Sydney also grew a fruit farm in Silverdale

Owner	Quarter	Section	Twp	Block	Acres
Skinner	NE	25	14	-	30
Skinner	SE	25	14	-	160
Skinner	NE	25	14	-	130

Slack, William and Mary

- William was born in 1865 and died in 1902
- Mary was born in 1865 and died in 1921
- They came to Hatzic in 1898
- Their first family home was a log cabin on corner of Stave Lake and Parr Road
- William worked for CPR, built snowsheds and water towers
- In 1907, Mary went into partnership to buy the Hatzic store called the Catterwood and Slack General Store and Building Contractors. Partnership dissolved in 1914 when the store burned down
- Their son Clifford who was born in 1890 and died in 1942
- He was postmaster in Hatzic for 25 years and in 1917 Clifford built a new store (still stands today) and ran it until his death in 1942

Owner	Quarter	Section	Twp	Block	Acres
Slack, Mrs	Lot 6	Grp 3	17	-	1 acre
Slack, Mrs	Lot 476	Grp 1	17	-	4 acres
Slack, Mrs	Loit 476	Grp 1	17	-	4 acres

Sproule, James

- James born in 1849 and died in 1926
- Son Charles Bird Sproule was born in 1893 and died in 1940
- James came to Mission area around Stave Lake in 1906 and farmed in the area and eventually move to Richards Road and Barr Street

Stoutenbery

- Percy – fruit grower between 1920 and 1933
- Aluin James Valentine – farmer between 1903 and 1936
- Aubrey Percy Claude – truck driver
- No more information

Thorpe, Robert and Elizabeth

- Robert was born in 1872 and died in 1912
- Elizabeth was born in 1868 and died in 1954
- They arrived in Mission in the early 1900s from England

- Robert worked for the municipality. He died of a heart attack on Main street in 1912
- Their home was on Welton Ave above 7th Avenue and they had 4 children
- Their oldest son Bob was formerly printer's deveil in the office of the Fraser Valley Record

Owner	Quarter	Section	Twp	Block	Acres
Thorpe, R	SW	27	17		NW part/10 acres

Tooley, John and Ellen

- John was born in 1878 and died in 1948
- Ellen was born in 1858 and died in 1933

Trethway, James and Mary Ann

- James was born in 1858 and died in 1910
- Mary Ann was born in 1855 and died in 1906
- In 1874 James came to BC from Ontario to prospect for gold, which he abandoned and looked for a more reliable way to make a living. Father Fouquet was able to convince him to help operate and improve St. Mary's gristmill on a part-time basis for almost a decade. In 1885 CPR surveyed the area and planned to have the railroad run right through the gristmills. The gristmills were dismantled and parts were sold or given to the Trethways who apparently used the parts to start another flower mill in Chilliwack
- James also help construct the new girls convent at St. Mary's. He was a postmaster from 1891 - 1893
- Mary Ann operated Mission's first general store and post office near St. Mary's during the time her husband was working the gristmills. She was also a well-known nurse in the area (first midwife in Mission) – she traveled from Port Moody to Kamloops during the railroad construction period
- James and Mary Ann eventually relocated in Chilliwack
- Their son James Trethway Jr. built Mission's early "Ontario House" (eventually rebuilt as the Bellevue) and their daughter Elizabeth found Albion House, which eventually become the annex of the Royal Canadian Legion
- James was credited with having planned one of Mission's earliest official townsites for what they intended to call "Mission Junction – which was bought out by J.W Horne before it was completed
- Trethways bought 160 acres upon which Mission City is now built
- Mary Ann has a mountain named after her

Tupper, J. A

- No date of birth or death
- Resident in Mission in 1911 and Dewdney between 1922 – 1925
- He sold Massey-Harris High Grade Farm Machinery ie. Cream Seperators; Gasoline Engines, Verity plows, Bain Wagons for Mission and Matsqui Districts, also sold parts for machines

Owner	Quarter	Section	Twp	Block	Lots/Acres
Tupper		21	17	24	10-14-15/3 acres
Tupper		21	17	60	15 – 16/3 acres
Tupper		21	17	61	15-16/2 acres

Verchere Family

- Anthony (Tony) and Francis. Tony was born in 1868 in India and died in 1918; Francis was born in 1865 and died in 1946. They came to Mission in 1893
- Anthony was a clerk for Council in 1894; 1896, appointed clerk again; 1916, he was assessor, secretary and collector; 1917, secretary; 1918, secretary. He was a business man (notary public, real estate and fire insurance) and he had an office on Washington Street (now called Main Street); he was president of the Mission Branch of the Canadian Patriotic Fund – taking much pride in looking after wives of soldiers and their dependents by sending them regular monthly cheques
- Francis and his family were the first family to settle in the Ferndale area. He farmed mixed cattle and fruit on 40 acres
- Francis had two wives: first wife Winnie Hargitt died and he later married her sister Flora Sharpe (widow)

- Francis eventually turned his farm over to his son Frank who was also a councilor in the District of Mission and School Trustee

Owner	Quarter	Section	Twp	Block	Lots/Acres
Verchere, A & F	SW	34	17	-	40
Verchere, A M	Lot 1 (town)	Grp 3	17	-	Lots 133 (2.07)

Vollans, Herbert

- Herbert was born in 1869 and no information on date of death
- He came to Mission in 1891
- He worked 23 years for CPR becoming road master of all terminals west of Pitt River
- He married Annie Elizabeth Dowding in 1903
- He was Secretary of Municipal Council; secretary of the school board; member of numerous committees pertaining to agriculture development and organization
- He belonged to Mission City Lodge
- Herbert and Elizabeth were residents of Mission until 1908

Ward, Nellie

- Nellie was born in 1882 and died in 1992
- She married Frank Ward of Gull Lake Saskatchewan in 1912. Frank was born in 1885 and died in 1971

- They moved to Mission in 1925
- Nellie was active member of the Olde Age Pensioners Organization and charter member of Bethel Pentecostal Church

Wilbers

No information

APPENDIX 2
Japanese/Japanese-Canadian Families

Reference: Hashizume, W. T. Japanese Community in Mission. A Brief History 1904-1942. Musson Copy Centres Inc: Toronto. (no copyright date).

*There is additional information on Japanese/Japanese-Canadians at the archives.

Adachi, Asa and Natsuno

- Asa was born in 1888 and died in 1967
- Natsuno was born in 1899 and died in 1946
- Asa immigrated to Canada in 1907 and moved to mission in 1928
- In Mission, Asa bought 7.5 acres of land on Cade Barr Street to start farming (map 1928, lot 16)
- Asa and Natsuno had 1 son and 3 daughters
- During the evacuation of 1942, Asa and his family moved to a sugar beet farm in Diamond City, Alberta

Adachi, Miki and Namiyo

- Miki to Canada in 1911 and moved to Mission in 1929. Miki bought 17 acres of land at the South West corner of Cade Barr Street and Cherry Avenue to start farming (map 1728, Lot 15)
- Miki and Namiyo had 1 son and 3 daughters
- During evacuation in 1942, Miki and his family moved to a sugar beet farm in Picture Buttes, Alberta

Aihoshi, Yokichi

- Not sure when he immigrated to Canada, but the records show before 1920
- Moved to Mission around 1936 and farmed on leased land (part of SE ¼ of Section 28)

Amemori, Torao and Asa

- Torao immigrated to Canada in 1907 from San Francisco after the great earthquake of 1906
- Moved to Mission in 1920 to work on various logging and lumber camps operated by Peter Bain in Silverdale, Cedar Valley and Dewdney
- 1926 – Torao moved to Mission City and operated a small grocery store to service the local Japanese farmers and the camps he used to work at - the store was not successful due to the Depression
- He bought 7 acres of land between Railway and the river to start farming (map 1716, Lot 1)
- During the farming off-season – he worked at the logging camps operated by Peter Bain
- Torao and Asa had 1 son and 4 daughters
- They were evacuated in 1942 and moved to a sugar beet farm in Raymond, Alberta

Aoki, Kyuichi and Masono

- Kyuichi was born in 1896 and died in 1985 and Masano was born in 1899 and died in 1945
- Kyuichi came to Canada in 1913 and moved to Mission in 1920
- Kyuichi bought 8 acres of land fronting Grand Avenue to start farming (map 1721 lot 10)
- Kyuichi's father, Chiyokichi, also moved to Mission around 1924 and bought 8 acres to start farming (map 1721 lot 21). But sold it to his son in 1936 and returned to Japan
- Kyuichi and Masono had 4 sons
- During the 1942 evacuation, they went to a sugar beet farm in Kipp, Alberta

Ayukawa, Kuniyoshi and Kiku

- Kuniyoshi was born in 1894 and died in 1980
- Kiku was born in 1904 and might be still alive

- Kuniyoshi immigrated to Canada in 1918 and moved to Mission around 1934. He bought 9 acres on Cherry Street to start farming (map 1728, lot 12)

- During the berry off-season, Kuniyoshi worked at sawmills and/or logging camps
- They had 3 sons and 2 daughters.
- During 1942 evacuation, they moved to a sugar beet farm in Iron Springs, Alberta

Ayukawa, Schizuo and Natsuye

- Schizuo was born in 1900 and died in 1962
- Natsuye was born in 1906 and could be still alive
- Schizuo immigrated to Canada in 1917 and moved to Mission around 1934 and he bought 9 acres fronting Cherry Ave to start farming (map 1728, lot11)
- In the berry off-season, Shizuo worked at a sawmill in Whonnock
- They had 4 sons and 4 daughters
- During the 1942 evacuation, they moved to New Denver, BC

Endo, Torashichi and Hisako

- Torashichi was born in 1879 and died in 1952 and no date of birth and death for Hisako
- Toraschichi immigrated to Canada in 1907 and moved to Mission in 1918. He bought 26 acres of land fronting the Lougheed Hwy (map 1720, Lot M and Map 1717, Lot 2)
- Torashichi was involved in Nohkai and Japanese Language School Affairs; He was one of the founding members of Fukuchima Kenjinkai (Association of Compatriots from Fukushima - Kent office in Mission; also active at office in Vancouver)
- They had two sons
- During the 1942 evacuation, they moved to New Denver, BC

Fujikawa, ??????

- The Fujikawa family lived in Silverdale from 1911 until the mid-1980s
- Tsurukichi Fujikawa came to Silverdale with the purchase of 4 acres of land in 1911 and an additional 5 acres in 1919
- Riwo Fujikawa joined her husband in 1912 and together they cleared the land to establish a berry farm and raise their family of nine children
- Mr. Fujikawa passed away in 1935 but Mrs. Fujikawa and several of her children continued to live and work in Silverdale until the evacuation of 1942 when everyone of Japanese heritage in the lower mainland was forced to leave their homes under the *Enemy Aliens Act*
- The Fujikawas managed to keep their farm by temporarily transferring ownership to George Broomfield, who was married to daughter Shigeno Fujikawa
- Mrs. Fujikawa returned to Silverdale in 1946 with her son Koazi and lived on the property until 1964
- The farm was bordered by what is now McLean Road on the west, Donatelli Road on the north and Gaglardi Road on the east. The wellhead still exists on the Silverdale Park property
- Three of the Fujikawa houses that were built from the late 30's to mid 40's still exist along the Donatelli and Gaglardi roads
- In the spring of 2011, a close family friend donated some money toward a memorial tree in honour of Doris Walker Walsh (nee Fujikawa) who passed away in February 2011
- Doris' sister Violet Vachon (nee Fujikawa) passed away in June 2012
- Approximately one-third of the Fujikawa family farm now belongs to the District of Mission as Silverdale Park

Fukami, Katsubei and Asa

- Katsubei was born in 1888 and died in 1974 and Asa was born in 1894 and died in 1993
- Katsubei immigrated to Canada in 1907 and moved to Mission in 1917
- Katsubei bought 19 acres of land along Ferndale Road for farming (map 1733, lot 1); bought another 5 acres (map 1733, lot 21) and another 9 acres (map 1728, lot 13)
- Katsubei was active in Nohkai and Buddhist church affairs
- They had 2 sons and 2 daughters
- During the 1942 evacuation, they moved to a sugar beet farm in Coalhurst, Alberta

Fukawa, Shoji and Toki

- Shoji was born in 1899 and died in 1965 and Toki was born in 1910 and died in 1974

- Shoji came to Canada in 1924; 1927-1929 Shoji worked at a Sawmill in Abbotsford; 1929 – bought 9.3 acres on Dewdney Trunk Road to start farming (map 1728, lot 1)
- They had 2 sons and 1 daughter
- During the 1942 evacuation, they moved to Coldstream, BC

Hashimoto, Ruiichi and Sato

- Ruiichi was born in 1887 and died in 1947
- Sato was born in 1888 and died in 1978
- Ruiichi immigrated in 1909 and moved to Mission in 1929
- He bought 10 acres of land on Silverdale Road to start farming (map 1720, lot F)
- They had 4 sons and 3 daughters
- During the 1942 evacuation, they moved to a sugar beet farm in Arnaud, Manitoba

Hattori, Taichiro and Sumiko

- Taichiro was born in 1884 and died in 1931
- Sumiko was born in 1892 and died in 1952
- Taichiro came to Canada in 1899

- 1909 – 1913, Taichiro leased 160 acres in Silverdale area to start farming – grew strawberries and raised poultry
- 1913-1919, Taichiro leased 130 acres of dairy farmland in Matsqui
- 1919 – moved to Mission and bought 7.1 ares of land near 7th Avenue and Horne Street (map 1721, Lots 21 – 22); and leased and farmed another 11 acres
- Taichiro was active in community affairs including Nohkai and Japanese Language School
- When Taichiro died, his wife and oldest son ran the farms
- Taichiro and Sumiko had 3 sons and 4 daughters
- During the 1942 evacuation, they moved to a sugar beet farm in Diamond City, Alberta

Hayashi

- See Pioneers and Long Time Residents of Mission

Histories yet to be completed

APPENDIX 3
O.M.I. Fathers

Historic information yet to be compiled

APPENDIX 4
War Veterans Names from Mission and Immediate Area

World War I
World War II
Korea

World War 1914-1920

Name		Unit &Joined	Parents - Next of Kin	Age	Died	
Abbott, Cephas Hector	#2022430	Cdn. Engineers Band. Joined October 1917.	Edward J. and C.A. Abbott Widow Annie M. Abbott, Mission	29	1919/03/18	Remains in Seaford, Sussex. Born 1890/10/07
Abbott, Vivian Hartley Church	#646187	158th & 29th (Vancouver) Bns Joined June 1916	Rev. Ven. And Mrs. Church, Ireland. Widow Eleanor B. Abbott, Mission City	36	1917/08/21	Vimy Memorial. Born 1881/10/05
Airth, William "Willy"	#9750	8thBn Cameronians, (Scottish Rifles)	John T. Airth Glasgow, Scotland		1915/06/28	Helles Memorial, Gallipoli. Born Appox 1896.
Asbury, Arthur Gerard	#45044	3rd Field Coy. (CE) Joined September 1914	Joe and Sara Asbury, England	26	1915/05/21	Western Power Co. Wimereux Communal Cemetery, France. Born 1889/10/13
Ashmore, Richard Howell	#525078	2Fd. Amb. (CAMC) Joined 1916/11/11	Rev. John Ashmore, Ireland. Widow Mary Ashmore, Mission City	43	1917/05/04	Born 1872/02/22 (school teacher). Aubigny Com. Cemmetary near Vimy, Arras, France.
Aves, Edwin Thomas	#464198	29th (Vancouver) Bn. - Original Joined Sept 1915	W.E. and Harriettt Aves, Mission City	23	1916/09/26	Born 1862/07/26. W.E. Aves a retired Royal Marine and Harriet had four sons in the Army and one in the Royal Navey. Mr. Aves Sr. also served in the Canadian Army CEF, but was not allowed to go overseas, three of the Army sons lost their lives. Vimy Memorial
Aves, Harry Arthur	#790832	131st & 47th (B.C.) Bn. Joined 1916/03/04	W.E. and Harriettt Aves, Mission City	20	1917/04/13	Born 1897/10/25. British Cemetery, Souches near Arras, France.
Aves, Richard Edward	#41305	18Bn. Lancashire Fusiliers & Army Service Corps, British Regular	W.E. and Harriettt Aves, Mission City	28	1918/06/01	Born Appox. 1890. Poziers British Memorial, Somme, France
Blois, Harry Morris	Lieutenant	50th (Calgary) Bn. Joined December 1915	Wm.H. and Mary Blois, Whonnock	27	1917/04/10	Born 1890/02/16. Canadian Cemetery #2 near to Vimy Ridge.
Bouchir, Moses Joseph	#2022542	(1st BC Depot Res. Bn) Joined April 1918	Moses & Mabel A. Bouchir, Durieu	24	1918/10/20	Born 1894/10/24. Efford Cemetery, Devon.
Breakey, Henry Leopold	#443869	102Bn. & RAF(Lieutenant) Joined 1915/08/29	H. John Breakey, Ireland	23	1918/07/15	Born 1895/04/02. Employee The Canadian Bank of Commerce. Salisbury (London Rd) Cemetery.

World War 1914-1920

Name		Unit &Joined	Parents - Next of Kin	Age	Died	
Bush, Arthur Herbert	#154519	1st CE & Pioneers. Joined 1915/08/15	Brother Edwin Bush, Mission City	46	1916/09/15	Born 1870/01/13. A.H. Bush also served in North West Rebellion. Vimy Memorial
Campbell, John Stuart	#42535	7th (B.C.) Bn. Joined 1915/03/13	Duncan F. and Annie Campbell (Smith), Mission City	24	1916/09/27	Born 1892/06/15. Vimy Memorial
Campbell, Sidney	#83636	14th Cdn Field Artillery Joined November 1914	James Campbell, England. No Connection to Mission found in other records.	27	1919/03/02	Born 1892/02/02. Remains in West Halton, St Etheldreda Churchyard.
Card, Horace William	#429536	7th (B.C.) Bn. Joined 1915/03/13	Wm. Card, Mission City	30	1917/11/10	Born 1887/06/05. Remains in Menin Gate Memorial, Ypres, France.
Carter, Harry Lewis Walter	#790236	131 & 47th (B.C.) Bns. Joined December 1915	Nelson & Ellen Carter. Widow Lelia Carter, Haney	31	1917/08/22	Born 1886/09/06. Vimy Ridge Memorial
Carter, Norton	#299243	224Bn. Cdn Forestry Corps. Joined March 1916	Widow Mary Carter, Mt. Lehman	47	1916/09/29	Born 1869/02/01. Western Power Co. Employee. Remains in borden Military Cemetery, Hampshire.
Catchpole, Gordon Harmer	#75327	29th (Vancouver) Bn.- Original & 8th Bde.C.F.A. Joined November 1914	Arthur E. and Marie Catchpole, Hatzic	24	1917/05/11	Born 1893/08/12. Remains in LaTargette British Cemetery, France.
Catherwood, Leonidas Ewart	#464293	62nd & 14th Bns. Joined 1915/09/28	John A. and Edith M. Catherwood, Mission City	19	1916/06/26	Born 1897/05/05. Killed first day in the trenches. Menin Gate Memorial, Ypres, France
Charman, Arthur Herbert Charman	#827157	47th (B.C.) Bn. Joined 1917/01/15	Herbert & Emma Charman, Vancouver. Sisdter Mrs. J.A. Tupper, Mission City	46	1917/06/02	Born 1871/12/22. Remains in Villers Station Cemetery, France
Chester, Frederick	#464097	47th (B.C.) Bn). Joined 1915/08/26	Thomas Chester, Silverdale	36	1917/03/30	Born 1881/11/13. Remains in Villers Station Cemetary, France
Child, James Martin, MC, MiD	Captain	Manchester Regt.& RAF Joined November 1914	Tylney H. and Constance O. Child, Essex England	25	1918/08/23	Born 1893/10/20. Awarded Military Cross, Belgian Order of Leopold, Croix deGuerre and a Mention in Dispatches. Employee The Canadian Bank of Commerce. Remains in Chingord Mount Cemetery, Essex.

Name		Unit &Joined	Parents - Next of Kin	Age	Died	
Christie, William	#443497	54th (Kootenay) Bn. Joined October 1915	Edward and Jemina Christie, Mission City	23	1918/09/04	Born1895/08/10. Remain in Chapel Corner Cemetery, Sauchy-Lestree, France.
Clerihue, Clarence Ernest	#760077	121st & 75th (Mississauga) Bns. Joined 1915/11/24	Conrad J. & Margaret Clerihue, Deroche	20	1917/04/09	Born 1897/02/03. Canadian Cemetery #2, France
Cunningham, William Ritchie, MM	#75741	72nd(Seaforth) & 29th(Vancouver) Bns. Joined 1914/11/16	Widow Louisa Cunningham, Vancouver	33	1916/09/26	Born 1883/05/11. Awarded Military Medal for bravery and courage. Vimy Memorial.
Darbyshire, Lionel Charles	Lieutenant	Lord Strathcona's Horse & 54th (Kootenay) Bn. Joined June 1916	Charles Darbshire, Liverpool, England. Widow Dorothy Darbyshire, N. Vancouver.	40	1917/07/31	Born 1877/06/02. Employee Western Power Co. Remains in Villers Station Cemetery, France.
Donatelli, Antonio	#2021582	72nd (Seaforth) Bn. Joined 1918/02/15	James and Carminelli Donatelli, Silverdale.	25	1918/09/27	Born 1893/10/04. Remains Quarry Wood Cemetery, France.
Exshaw, Edward Haliday	#77565	(15th (48th Highlanders)Bn. Joined 1914/12/03	T.C. & M.B. Exshaw, Monagham, Ireland	22	1917/08/16	Born 1895/01/09. Employee The Cnadian Bank of Commerce. Remains in Noeus-Les-Mines Communal Cemetery, France
Fennell, James Norris	#791115	131st Bn. Joined 1915/05/17	John & Bessie Fennell, Mission City	44	1917/04/14	Born 1873/09/18. Remains in Hatzic Cemetery.
Fennell, Lionel Mills	#129350	72nd(Seaforth) & 16th (Cdn. Scottish) Bns. Joined 1915/09/13	S.A. & Ellenor Fennell, Mission City. Brother of Mrs. A.C. Fisher, Hatzic.	19	1916/09/27	Born 1897/05/18. Remains in Warloy-Baillon Communal Cemetery, Somme, France.
Fisher, Alvin Ward	#339118	2ndDivision AmuCol., C.F.A. Joined 1916/07/24	Brother of Audrey C."Rock"Fisher, Haztic	23	1917/01/02	Born 1897/10/02. Remains in Aire Communal Cemetery, Pas de Calais, France.
Fowler, Arthur	#428609	7th(B.C.)Bn Joined 1915/03/15	Born 1887/06/02. Birmingham England.	31	1918/09/02	Vimy Memorial France.
Gibbard, Arthur Alvin	#130137	72nd (Seaforth Bn.) Joined 1915/10/12	John and Eliza Gibbard, Mission	23	1918/10/09	Born 1895/10/30. Remains in Terlincthun British Cemetery, Boulogne, France.
Gibbs, Alfred	#629378	47th (B.C.) & 1st Pioneer Bns. Joined 1915/08/18	Theresa Gibbs, Liverpool, England	34	1916/06/13	Born 1882/03/24. Employee Wetern Power Co. Remains Lijssenthoek Military Cemetery, Belgium.
Gough, Edwin Barry	#790476	131st & 47th (B.C.) Bns. Joined 1915/08/18	Wife Maude Selina Gough, Mission	33	1917/03/28	Born 1884/03/24. Remains in Villers Station Cemetery, France
Grassick, Alfred	#629016	29th(Vancouver) Bn). Joined 1915/06/28	Brother of Mrs. M. McIntosh, Mission	44	1916/07/19	Born 1872/04/10. Remains Reninghelst New Military Cemetery, Belgium.

Name		Unit &Joined	Parents - Next of Kin	Age	Died	
Hall, Frederick John	#628060	72nd(Seaforth)& 47th(BC) Bns Joined June 1915	Fred A. Hall, Ebourne	20	1917/03/24	Villers Stn. Cemetery France
Halls, Frank	#602204	7th (B.C.) Bn. Joined 1915/01/25	Chas.W, Halls, Essex, England	27	1916/07/26	Born 1889/03/18. Railway Dugouts Burial Ground, Belgium
Hanson, Roy Howard	#645818	54th(Kootenay) Bn. Joined 1916/02/14	Albert E. Hanson, Stave Falls	21	1917/04/09	Born 1896/11/20. Employee Western Power Co. Givenchy Road Canadian Cemetery, France.
Hayward, Edward Ronald	Lieutenant	Royal Horse Artillery"Regular" 99Bty.Royal Field Artillery	R.F. Hayward, Stave Falls & Vancouver	20	1916/12/20	Born Approx 1897. Makra British Cemetery, Kalamaria, Greece
Hood, Stuart Clink	#21847	5th (Western Cavalry) Bn. Joined August 1914	Brother Wm. C. Hood	32	1915/05/24	Born 1883/09/24. Shown on the monuments in Vimy Ridge & in Sterling, Scotland his birthplace. Served with A & S Highlanders in South Africa (Boer War)
Hudson, Reginald Selby	#911808	46th(SouthSaskatchewan) Bn Joined April 1916	Joshua & Ada Hudson, North Vancouver	25	1917/03/26	Born 1892/07/30 Memorial Villers Station, France
Hughes, William Edwin	#628062	47th (B.C.) Bn. Joined 1915/06/17	Fred Hughes, Silverdale. Brother of Mrs Fred W. Bush, Mission.	26	1916/11/16	St Sever Cemetery Extn., Rouen, France
Hunter, Robert	#A29044	7th (B.C.) Bn. Joined 1915/03/20	Fred Hunter, Mission City Born 1896/12/13	20	1916/09/09	Vimy Ridge Memorial
Hutton, Thomas Lewis, MM	#790050	131st & 47th(B.C.) Bns. Joined March 1915	Widow Mary Hutton, Vancouver. Born approx. 1879	38	1917/10/26	Awarded Military Medal for gallantry and courage. Tyne Cot Cemetery, Belgium
Jones, John Morgan	#428669	7th (B.C.) Bn. Joined March 1915	Son of Jane Jones, England. Born approx 1883	30	1917/11/10	Tyne Cot Cemetery, Belgium
Judd, Henry Alfred	#172216	83rd Bn. & 4thC.M.R.) Joined September 1915	Widow Jessie Judd, Toronto. Born 1887/04/12	29	1916/09/13	Worloy-Baillon Community Cemetery, France
Judd, John Herbert	#A29054	7th (B.C.) Bn. Joined 1915/03/12	Son of Henry & Florie Judd, Mission. Born 1884/06/24	33	1917/04/08	Arras Road Cemetery, France
Kenworthy, John Leigh	#79589	31st (Alberta) Bn. Joined November 1914	Son of Charles O. & Mary E. Kenworthy, Mission City Born 1889/04/15	29	1918/09/23	Terlincthun British Cemetery, France
Knight, Richard	#51292	P.P.C.L.I. Joined November 1914	Son of Mary Knight, Mission City Born approx. 1888	27	1915/05/08	Menin Gate (Ypres), Belgium

Name		Unit &Joined	Parents - Next of Kin	Age	Died	
LaCroix, David A.	#428656	(7th (B.C.) Bn. Joined 1915/03/15	Son of Joseph & Annie LaCroix, Hatzic	32	1916/09/27	Vimy Ridge Memorial
Laxton, Walter Bertram	#428518	(7th (B.C.) Bn. Joined March 1915	Son of John H. & Louise Laxton, Mission	27	1916/01/04	Berks Cemetery Extn., Belgium
Lester, Edward Gabriel	Lieutenant	121st & 102nd(Northern B.C.) Bns). Joined 1916	Brother of Mrs. J.I. Pierce, Mission, City	30	1917/06/25	Boulogne Eastern Cemetary, France
Lipsit, Cecil Willard	#736963	43rd(Cameron Highlanders)Bn. Joined 1916/03/23	Brother of Mrs. Geo. Miles, Mission, City - Son of Japser & C.E. Lipsit, Ontario	24	1918/04/25	Aix-Noulette Communal Cemetery, France
Litchfield, Richard Wm. Reginald	Cadet	Royal Flying Corps/RAF Joined 1917	Henry O. & E.S. Litchfield lived in Victoria, Grandfather resident of Mission	22	1918/05/02	Employee The Canadian Bank of Commerce. Killed in training accident. Remains in Ross Bay Cemetery, Victoria
Little, Frederick	#760773	121st & 54th (Kootenay) Bns. Joined 1916/01/03	Son of Robert & Catherine Little, Silverdale	22	1917/03/01	Remains in Villers Station Cemetery, France
MacDonald, Angus Oliver	#75383	29th (Vancouver) Bn. Joined 1914/11/09	Son of Angus & Annie MacDonald, Deroche	29	1918/04/09	Remains in Ridgewood Military Cenetery, Belgium
McDonald, Alexander	#463006	62nd & 29th (Vancouver) Bns. Joined 1915/07/30 and 1915/10/13.	Widow Isabella J. McDonald, Vancouver	39	1916/12/20	Remains in Hersin Communal Cemetery, France
McFall, Charles Chambers	#790555	47th (B.C.) Bn. Joined February 1916	Widow Mabel McFall (Galliford)	25	1917/02/23	Remains in Villers Station Cemetery, France
McKenzie, Alexander	#629053	29th (Vancouver) Bn. Joined 1915/07/15	Son of Jas. & Annie McKenzie, Scotland	24	1916/07/18	Remains in Lijssenthoek Military Cemetery, Belgium
McLagan, Partrick Douglas MiD	Lieutenant	103rdBn. & 4thBn Labour Corps. Joined 1915/12/04	Son of John C. & Sara McLagan, Koilguard & Vancouver Joined 1915/12/04	27	1917/10/15	Mentioned in Despatches for extra ordinary services. Remains in Divisional Cemetery, Belgium
McLaughlin, John "Jack"	#464313	62 & 54th (Kootenay) Bns. Joined 1915/09/28	Son of John "Jock" McLaughlin, Mission City	24	1916/11/18	Vimy Ridge Memorial, France
McPhee, Charles Tupper	#629615	47th (B.C.) Bn. Joined 1915/11/07	Son of J.J. McPhee, Abbotsford	20	1917/05/19	Vimy Ridge Memorial, France
McPhee, John E.	UK#562789	London Searchlight (Royal Engineers.) Employee Western Power Co.	n/a		1918/09/05	Remains in Bancourt British Cemetery, France
McPhee, John Hugh	#645700	158 & 7th (B.C.) Bns. Joined 1916/02/03	Widow Ruby E. More & 1 child, Penticton - Son of Robert & M.Mc. McPhee, Stave Falls	22	1917/08/15	Vimy Ridge Memorial, France

World War 1914-1920

Name		Unit &Joined	Parents - Next of Kin	Age	Died	
Metcalfe, James Edward	#16581	7th (B.C.) Bn. Joined September 1914	Widow Kate Metcalf, London, England - Son of Robert Metcalfe, Ontario	29	1915/04/24	Remains in Menim Gate (Ypres) Memorial, Belgium
Milburn, Ernest Edward	#428528	132nd & 7th (B.C.) Bns. Joined 1915/03/15	Sone of E. Milburn, Mission City & Sumas, WA	23	1916/09/08	Vimy Ridge Memorial
Millar, Alexander John	#791109	(131st & 47th (B.C.) Bns. Joined 1916/05/22	Son of John B. & Elizabeth H. Millar, Hatzic & Mission City	24	1917/10/29	Nine Elms British Cemetery, Belgium
Mitchell, James McKenzie	#75675	29th (Vancouver) Bn. Joined 1915/02/15)	Son of Annie Mitchell Rosshire, Scotland, Also served as James Mtichell McKenzie	28	1916/06/26	Remains in Reninghelst New Military Cemetery, Belgium
Montgomery, Sydney Robert	#790922	131st & 47th (B.C.) Bns. Joined 1916/04/03	Widow Mabel Montgomery (Windebank), Mission City	33	1917/02/13	Vimy Ridge Memorial
Morton, Thomas	#1015916	231st & 72nd (Seaforth) Bns. Joined 1916/11/25	Widow Sara Ann Morton, Vancouver - Son of Thomas Morton, Kirkcaldy, Scotland	33	1918/09/27	Quarry Wood Cemetery, France
Murray, Colin Stewart	#531762	11thField Ambulsance, CAMC Joined 1916/03/30	Son of William Murray, Deroche	22	1917/06/26	Villers Station Cemetery, France
Newton, Isaac	#2021140	2nd BC. Depot, CAMC Joined 1918/01/06	Son of Geo. & Mary L. Nicholson, Dewdney & South Vancouver	31	1920/04/09	Remains in Hatzic Cemetery, Mission
Nicholson, Willaim Angus	#77996	11th Cdn Mounted Rifles & 7th (B.C.) Bn. Joined 1915/03/20	Son of Neil & Annie Nicholson, Dewdney & South Vancouver	24	1916/06/03	Menin Gate (Ypres) Memorial, Belgium
Parker, Stanley Carpenter	#2137934	2nd B.C. Depot & 46th (South Saskatchewan) Bn. Joined 1918/01/07	Son of E. Thomas Parker, Silverdale & Ruskin	21	1918/09/27	Remains in Duisans British Cemetery, France
Parton, John Cecil	#79087	131st & 7th (B.C.) Bns. Joined 1916/03/23	Son of John & Sara Parton, Abbotsford	19	1917/11/10	Tyne Cot Cemetery, Belgium
Prentis, Samuel Thomas	UK#14079	28 Coy.Machine Gun Corps. Joined March 1915	Brother of Ernest Prentis		1917/09/20	Tyne Cot Cemetery, Belgium
Russell, George MM & MiD	#5186	1stField Coy.CE) Joined September 1914 - Western Power Co. Employee.	Son of Thos. G. Russell, Newcastle, England	30	1917/06/17	Awarded both a Military Medal and a Mention in Despatches for extra-ordinary services in the field. Remains in LaTargette British Cemetery, France
Scott, Walter Ridgley	#1971	1st CdnDiv.(Cav.HQ) Joined September 1914	Son of Walter Scott, Lacomb, AB.	19	1915/07/25	Remains in Bailleul Communal Cemetery, France

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Name		Unit &Joined	Parents - Next of Kin	Age	Died	
Sharpe, Walter Forbes	#442556	54th (Kootnenay) Bn. Joined 1915/08/15	Son of General Charles F. & Alice Sharpe, Hatzic	42	1919/11/19	Remains in Mountain View Cemetery, Vancouver
Slack, Delmer Catherwood	#428027	7th (B.C.) Bn. Joined 1915/03/11	Son of W.A. & Mary A. Slack, Hatzic	26	1917/03/13	Remains in Ecoivres Military Cemetery, France
Slaney, John Cobley	Lieutenant	78Bde, Royal Field Artillery. May have served in Gallipoli?	Widow Adelaide Slaney, England	33	1916/02/17	Remains in Dickebusch New Military Cemetery, Belgium
Smith, Sidney	#474158	54th (Kootenay) Bn. Joined March 1916	Son of Louisa Smith, Winnipeg, MB		1917/08/09	Vimy Ridge Memorial, France
Smith, Trenholme Vasey Goldwin	#505126	6th & 10th Field Coy, C.E. Joined March 1916	Son of Samuel Smith, Dewdney	21	1917/10/27	Remains in Ypres Reservoir Cemetery, Belgium
Solloway, Vincent Harry	#428030	7th (B.C.) Bn. Joined March 1915	Son of Mrs. J. "Annie" Pollock, Mission	23	1917/01/24	Remains in Fosse No. 10 Communal Cemetery, France
Sorensen, Alfred	#294372	223rd&46th (South Saskatchewan) Bns. Joined 1916/05/19	Son of Andrew & Sabrina Sorensen, Whonnock	22	1917/10/26	Remains in Ypres (Menin) Gate, Belgium
Spouse, John	Lieutenant	6FdCoy.C.E. & 7th (B.C.) Bn. #506134 Joined 1916/05/16	Widow Margaret "Maggie" Spouse, Vancouver - Son of Wm & Sara Spouse.	42	1918/07/21	School Teacher in Mission district.Remains Bellacourt Military Cemetery, France
Swan, John "Jack"	#790885	131st & 47th (B.C.) Bns. Joined 1916/04/07 (Mission)	Widow Jessie S. Swan, Orkney, Scotland - Son of David & Helen Swan, West Lothian, Scotland	30	1917/07/05	Remains Bully-Grenay Communal Cemetery, France
Tarlton, Robert Agutsus	#129336	72nd(Seaforth) and 16th (Cdn.Scottish)Bns. Joined 1915/09/13	Widow Mrs. R.A. Tarlton, Vancouver - Son of G.T. Tarlton, Mission.	35	1917/04/09	Employee Western Power Co. Vimy Ridge Memorial
Thomas, Austin (Al)	#127539	71st & 54th (Kootenay)Bns. Joined 1915/11/01	Son of Mrs. Kate M. Thomas, Mission	19	1916/11/18	Vimy Ridge Memorial
Toole, Edward Thomas	Lieutenant	1stDivCav.& 31st Bn. #1952 Joined September 1914	Son of Wm. John Toole, Wexford, Ireland -	31	1916/09/15	Former R.N.W.M.P. and Western Power Co. employee. Vimy Ridge Memorial
Topper, Albert George	#428039	47th (B.C.) & 16th (Cdn.Scottish) Bns. Joined 1915/03/11	Son of Geo. & Sara Topper, Mission City	23	1916/07/19	Remains in Larchwood Railway Cutting, Belgium
Tuckwell, Humphrey Ansel Henry	Lieutenant	R.F.C./R.A.F.(#65 Sqn) Joined February 1917	Son of Rev. P.E. Tuckwell, St. John's College, Winnipeg - Employee The Canadian Bank of Commerce		1918/07/04	Remains in Heath Cemetery, Harbonniers
Van Allen, Kenneth Marsden	Lieutenant	Royal Naval Air Service	Son of E.W.H. & Letita Van Allen, Chatham, ON. - Employee Western Power Co.	27	1916/05/04	Remains in Ingoygham Military Cemetery, Belgium

World War 1914-1920

Name		Unit &Joined	Parents - Next of Kin	Age	Died	
Verner, James Hamilton	Captain	9thBn. Royal Inniskilling Fusiliers	Employee Western Power Co.		1917/12/05	Cambrai Memorial Cemetery, Belgium
Weatherhead, John Christopher	#400467	3 Stationery Hospital, CMAC Joined 1915/08/07	Widow Florence Edith (Weatherhead) Solloway, Mission. Son of Fanny Weatherhead, England.	38	1918/03/27	Father of Flying Officer Richard J. Weatherhead, RCAF lost in air operation 1943/03/23. Remains in Doullens Communal Cemetery, Somme, France.
Wharton, James Alfred	#63933	23rd & 14th Bns. Joined November 1914	Sister of Agnes Wharton, Mission - Son of Geo. & Lucinda Wharton, Mission	25	1916/09/26	Vimy Ridge Memorial
Wharton, William Edward	UK#4755	1st 4 East Yorkshires	Son of Geo. & Late Sarah Wharton, Mission & Quebec	37	1916/06/08	Dantzic Alley British Cemetery, Mametz
White, Alfred Edgar	#3110310	19thBn & C.E. Joined September 1916 & May 1918	Son of Chas. White, Stave Falls	34	1920/02/17	Died in Ontario, Wiarton(Bayview) Cemetery
Wooler, Charles Francis	#760177	121st & 7th (B.C.) Bns. Joined 1915/10/29	Wido Effie Wooler Gilles, B.C. and Edinburgh, Scotland	24	1917/04/19	Remains in Lapuenoy Military Cemetery, France

Name			Parents - Next of Kin	Age	Died	
Bain, David Lachlan	#R106671	Warrant Officer 2, Navigator RCAF	James M. & Jean S. Bain, Vancouver	27	1943/03/30	Killed on Air operations in a Halifax aircraft from #429 Sqn. Remains in Exbjerg Cemetery, Jutland, Denmark
Bayne, David Thompson	#K47385	'C' Coy., Westminster Regiment (Motor), RCIC	John A. & Anges. T. Bayne, North Grant, NS	25	1944/02/19	Remains in Moro River Canadian War Cemetery, Italy
Brown, Robert Allan	#J40082	Flying Officer, RCAF Bomb Aimer	James Brown, Mission City	22	1945/04/17	Also served in the Westminster Regt(M), discharged to join RCAF.(R192842) Reported missing in April 1945 on Air Operations aimed by #171 Sqn. at Prague Czechoslovakia. Remains buried in Rheinberg War Cemetery, Germany
Cail, Frederick George	#934	Aircraftsman 2, RCAF #2A.C. Sqn.	George and Florence Cail, Mission City	27	1939/09/17	Buried in Fernhill Cemetery, St Johns, NB
Catherwood, Ernest Holloway	Major	Westminster Regiment (Motor) , RCIC	Son of Margaret Caterwood. Brother of Godfrey & Doris A.B. Catherwood, Hatzic Widow E. Doris Catherwood, (nee Ogle) Hatzic & Mission	36	1944/09/14	A well respected officer who joined "C" Company of the regiment. Wounded at Coriano Ridge while commanding "A" Company and died in Field Hospital. Remains in Gradara War Cemetery, Italy
Clark, Harold Luther	#J90197	Pilot Officer, RCAF #428 Sqn. Pilot	N/A St Johns, NB	21	1945/01/28	Joined Airforce in Calgary. Killed by poor visibility near Durham on English training flight in a Lancaster aircraft. Remains in Harrogate (Stonefall) Cemetery, Yorkshire
Cochrane, Thomas Donald	#J19167	Pilot Officer RCAF 408 Sqn. Bomb Aimer	Gordon & Margaret Cochrane, Mission City	22	1943/12/20	Killed on Air operation in a Lancaster aircraft Target - Frankfurt. Remains in Hotton War Cemetery, Belgium
Dunbar, Ronald	#R102159	Warrant Officer 2, RCAF #403 Sqn Pilot	Alexander and Janet Dunbar, Mission City	19	1943/03/13	Killed on cross-channel escort mission in a Spitfire. Remains in Blargies Communal Cemetery, France
Fletcher, William Johnson K.	#R143004	Warrant Officer 2, RCAF #419 Sqn. Navigator	William C. and Elizabeth Fletcher, Hatzic	24	1944/01/22	Killed while on an operation in Halifax aircraft, returning from, Target - Magdegurg, caused by enemy flak action near Bremen. The remainder of the crew bailed out and survived. Remains in Rheinberg War Cemetery, Germany

Name			Parents - Next of Kin	Age	Died	
Forster, John Joseph William	#R92075	Warrant Officer 2 - Pilot RCAF	John C. and Alice C. Forster - Widow Theresa Forster, New Westminster	29	1942/11/03	Died on bombing & Gunnery flight in an Oxford aircraft when flash bombs exploded. Remains in Driffield Cemetery, Yorkshire
George, Gilbert Llewellyn	#R285107	Flight Sergeant, RCAF #53 Sqn. Air Gunner	George and Annabell George	19	1945/04/16	Liberator aircraft ditched. Remembered on Runnymede War Memorial, Surrey, UK
Goodwin, Reginald Arnold	#K47356	C' Coy. Westminster Regiment (Machine Gun)	Richard W. and Mabel Goodwin, Dalhousie, NB	20	1940/11/05	Remains in Mountain View Cemetery, Vancouver
Greene, Philip Sansom	#J87726	Pilot Officer, RCAF #405Sqn. Bomb Aimer	Rev. H.H.K. & Jean E.E. Greene, Alert Bay, BC	19	1944/06/16	Mission High School Graduate. As a Bomb Aimer on a Pathfinder Lancaster killed on an air operation shortly after "D" Day against the enemy in Lens, France. Remains in Calais Canadian War Cemetery, France.
Hamilton, William Ainslie	#V77366	Engine Room Articifer HMCS Guysborough	Wm. G. and Helen Hamilton, Mission and Victoria	22	1945/03/18	Father manager of the Canadian Bank of Commerce and son attended Mission schools. His ship sunk by a U878 torpedo day before he died
Jeffares, George Rupert	Lieutenant	Westminster Regiment (Motor), RCIC	Rupert J. & Florence Jeffares,(The Canadian Bank of Commerce) Mission City. Widow Joyce Jeffares, Mission.	22	1943/09/02	Killed as a result of mortar bomb accident during the final training before sailing to participate in the Italian campaign at the end of 1943. Remains in Brookwood Military Cemetery, Surrey, England
Johnson, Garnett M.		Private First Class US Army	William Johnson, Mission		1944/03/20	Mission High School Graduate. Died on Bougainville, South Pacific
Johnson, George Henry	#K53092	Seaforth Highlanders, RCIC	William & Edith Johnson, Mission Widow Vergie L. Johnson, New Westminster	34	1943/12/09	The Seaforths were heavily involved in the hard fighting in the Moro River district of Italy during the first part of December 1943 along with other 1st Division units. Remains in Moro River Canadian War Cemetary.
Jones, Douglas Edward, DFM	#J878814	Pilot Officer, RCAF #62 Sqn. Air Gunner	Thomas E. and Edith M.G. Jones, South Burnaby	24	1944/06/11	Awarded Distinguished Flying Medal for meritorius service previous to being commissioned. Killed while serving as an Air Gunner in a Dakota transporting Army reinforcements to Kamaing on the Burma front for the British 14th Army. Remains in Kohima War Cemetery, India

Name			Parents - Next of Kin	Age	Died	
Keenan, Bernard Oswald	#K79072	9th Infantry Brigade Company, RCASC	Patick J. and Mary Keenan, Mission City	30	1945/06/03	Killed in accident after the Canadian Army was concentrated in the Netherlands. Remains in Holten Canadian War Cemetery, Netherlands.
Kennedy, Wilfred	Lieutenant	South Alberta Regiment, RCAC	B. Stone & Alma Kennedy, Fraser Valley Record	31	1945/01/28	Youngest of 4 sons. Remains in Bergen-op-Zoom, Netherlands.
Kenyon, Archibald James	#K41263	RCASC (In Transit)	George R. and Annie Kenyon, Mission City	21	1943/07/05	Died around the time of the allied invasion of Sicily. Cassino Memorial Cemetery, Italy.
Kettley, Clifford John Vosper	#R97604	Warrant Officer 2 - RCAF Wireless Air Gunner	Clifford H. and Rosalie Kettley, Mission City	23	1943/07/25	Killed while on a #405 Sqn. Air Operation bombing Essen, Germany. Buried in Ten-Boer Protestant Cemetery, Netherlands.
Kunzelman, Wilbert Jacob L.	#C102818	Royal Hamilton Light Inf., RCIC	Links to Mission not confirmed		1944/10/14	Killed in action while posted to an Eastern Canadian Regt. Nick name "Wilbur". In Bergen-Op-Zoom Canadian War Cemetery, Netherlands.
Loving, Leslie Rowland Bond, D	#J16130	Flight Lieutenant, Pilot RCAF #424 Sqn.	Harry J. and Ethel S. Loving, Mission City. Widow Georgina M. Loving, Regina	23	1944/11/05	Killed while participating in a raid to Bochum, Germany in a Sqn.#424 Halifax. Earlier Flight Lieutenant Loving was awarded the Distinguished Fly Cross for a low level raid on the submarine shipbuilding yards near Bremen in September 1942. His citation in part read "His aircraft was hit twice by anti- aircraft fire and he dove down to 50 feet to evade the fire attack. Throughout, this officer has set a splendid example and his devotion to duty in the face of the heaviest opposition is worth of the highest praise". Runnymede Memorial, England

Name			Parents - Next of Kin	Age	Died	
Machell, Harry George	#R811119	Sergeant RCAF Flight Engineer	Franklin W. and Aline Machell, Matsqui - Father Frank served in WWI and he was awarded the Military Cross and Military Medal as well as a commission in the field. He was a long time well respect member of the Canadian Legion (BESL) Branch #57	22	1943/04/17	Killed in raid planned on Pilzen, Czechoslovakia for a #408 Sqn. RCAF Halifax aircraft that was shot down over Belgium. Remains in Hevererlee War Cemetery, Belgium.
Maynard, Roy Edward	#J23453	Flight Lieutenant RCAF Wireless Air Gunner	Family were from Saanich area remains in Royal Oak Cemetery, Victoria. Wife resided in Mission district.	29	1945/02/04	Killed when a Liberator from #5 Operational Training Unit crashed near Whonnock and crew/students were all killed.
McCreath, Ewart Fallis	#K15636	Lincoln & Welland Regiment, RCIC	James and Frances E.R. McCreath, Vernon. Widow Vera M.E. McCreath, Mission City		1944/10/24	The Lincoln & Wellingotn Regiment raised in St. Catharines, ON took heavy casualties and in 1944 and was reinforced by men from BC. Bergen-op-Zoom War Cemetery, Netherlands.
McIntyre, Edward Charles "Ted"	#R225247	Sergeant Pilot RCAF	Doctor William H. and Mabel McIntyre, Mission City	22	1944/03/21	Previous service in the Westminister Regiment (MG), #K47282. Killed in a Cessna Crane flying accident at #3 Service Flying Training School, Calgary. Remains in Hatzic Cemetery.
Moodie, Donald Malcolm	#R54098	Flight Sergeant, RCAF Wireless Air Gunner	No details on family, likely from Hatzic - Mission High School		1942/05/30	Killed when a engine of a #12 Sqn. Wellington failed and the aircraft crashed landed and burned with Flight Sergeant Moodie WAG and the remainder of the (RAF) crew dead. Remains in Brookwood Military Cemetery, Surrey
Moody, Donald Beverly	#117699	Pilot Officer, RAF Wireless Air Gunner #49 Sqn.	George H. and Elsie F. Moody, Vancouver. Attended Mission High School.	22	1942/09/16	All the crew killed in a. Lancaster on an Air Operation near Dusseldorf, Germany. Wireless Air Gunner. Remains in Reichwald Forest War Cemetery, Germany.
Moore, Eric Herbert	#H102529	Westminster Regiment (Motor), RCIC	James and Janet Moore, Winnipeg	37	1944/05/24	Died during fighting in Italy. Remains in Cassino War Cemetery, Italy

Name			Parents - Next of Kin	Age	Died	
Name			Parents - Next of Kin	Age	Died	
Nelson, Per Arne Theodore	#R172037	Flight Sergeant, RCAF Air Gunner #514 Sqn.	Johan T. and Elizabeth Nelson, Mission City. Brother of Robert T. Nelson, Mission who also served in the Air Force.	22	1943/12/24	Lost in an Air Operation by his squadron against Berlin. Remains in Durnbach War Cemetery, Germany.
Olson, Donald Brant	#J43026	Flying Officer - #405 Sqn. Air Bomber RCAF	Melvin and Charlotte Olson, Hatzic. Widow Kathleen Olson, Mission City	27	1945/02/14	Lost in Air Operation by his Pathfinder Sqn. Against Dresden at the request of the Russians. Later the RAF Bomber Comand realized they had been suckered by the Russians into killing upwards of 100,000 innocent civilians including many refugees. Runnymede War Memorial, England.
Pearson, Eric Goland Parr	#K49280	9th Armd., B.C. Dragoons RCAC	Daniel A. and Lavina Pearson, Mission City	24	1945/09/25	Remains in Holten Cemetery, Netherlands.
Profit, Benjamin James	#R189226	Flight Sergeant, RCAF Air Gunner #620 Sqn.	Son of Christine Profit, Mission. Widow Thelma F. Profit, North Burnaby, BC	31	1944/06/18	Killed with other crew memebers in a Stirling aircraft over occupied France while towing at night, a glider loaded with paratroops. Runnymede War Memorial, England.
Ross, Reginald	#K386	Lincoln & Welland Regiment, RCIC	Julia G. Ross, Deroche	20	1944/12/11	Killed while posted to an Eastern Canadian Regiment. Memorial in Groesbeck war Cemetery, Netherlands.
Salsbury, Sydney Laud, MiD	#K47432	Warrant Officer II, Company Sergeant Major 'C' Company Westminster Regiment (Motor), RCIC	Sidney C. and Mary Salsbury. Widow Eleanor Doris (neeOgle) Salsbury, Mission City	35	1944/12/11	Mentioned in Despatches for extra-ordinary service in Italy. A well liked and respected Sergeant Major who was shot and killed by a German sniper in Italy. Buried in Ravena War Cemetery, Italy.
Schuberg, Jack	Lieutenant	Air Medal & Oak Leaf Cluster, Pilot US Army Airforce	Two brothers also served in the US Army and settled in Oregon after the war.			A Hatzic resident who graduated from Mission High School and later raced for Canada before returning to USA. Died in Air Operations over Germany.
Stokes, Alfred	#K15179	Calgary Highlanders Sergeant RCIC	Robert & Patrine Stokes, Mission	33	1945/03/10	Groesbeek Canadian War Cemetery, Netherlands

Name			Parents - Next of Kin	Age	Died	
Terepocki, Bella "Bill"	#K40590	Seaforth Highlanders, RCIC	Steve Terepocki, Silverdale Brothers Frank & Paul also in the Army.		1945/04/11	Active service from 1945/03/28 to 1945/04/45. Remains in Holten Canadian War Cemetery, Netherlands.
Terris, George Thompson G.	#J36306	Flying Officer - RCAF Bomb Aimer #50 Sqn.	James Terris, Mission		1944/11/06	Killed in Holland while serving in a Lancaster as a Bomb Aimer on a night raid to Gravenhorst, Germany. Remains in Heerde General Cemetery, Netherlands.
Wardrop, Alexander McBirnie	#J12976	Flying Officer - RCAF, Observer #420 Sqn.	William and Agnes Wardrop, Deroche	21	1942/10/14	All the crew lost in a Wellington on return flight from Kiel, Germany while landing in the dark at RAF Station Leeming, Yorkshire. Remains Ripon Cemetery, Yorkshire. Observer/Navigator
Wardrop, John Jamieson Pat.	#R97662	Flight Sergeant - RCAF Wireless Air Gunner	Robert P. and Margaret Wardrop, Mission City	21	1942/09/0	Killed in the crash of a Hampton aircraft near Cottesmore while competing training at Operational Training Unit #24. Remains in Cottesmore (St. Nicholas) Churchyard, Rutland.

Name			Parents	AGE	Died	
Trenholm, Richard R.	#19403870	US Army 38th Regiment	Mrs.C.A.Trenholm, Mission City	20	1951/09/12	Private First Class. Awarded a US Distinguished Service Cross for service in the field. Mission High School Graduate. Born 1931. Remains in US Military Cemetery.

APPENDIX 5
District of Mission Freemen

Historic Information yet to be compiled

APPENDIX 6
History of Existing Street Names

McPHERSON
Charles McPherson came to Mission in 1949 where he taught school for 35 years. He coached basketball, was a City Councillor for 18 years and was awarded the Community Service Award by the District of Mission in 1992. He was a member of the Hospital Board, Kinsmen Club and K-40 Club and was the Chairman of the Heart Fund for 10 years. He also drove cancer patients to Surrey Memorial for treatment for 7 years. Mr. McPherson was a member of Lifetime Learning for 17 years and President for 10 of those years. He was also a member of the "New Arena" Committee and a charter member of the Mission Golf Club.

SALSBURY
Sydney Laud Salsbury, Mentioned in Dispatches (K47432) Warrant Officer II, was 35 years old when he was shot and killed by a German sniper in Italy on December 11, 1944. Salsbury was a well liked and respected Company Sergeant Major of 'C' Company Westminster Regiment (Motor), RCIC. The distinction of being 'Mentioned in Dispatches' signifies that Salsbury displayed actions worth noting in the record. Sydney Salsbury left a widow, Eleanor Doris (Ogle) Salsbury, Mission City and parents Sidney C. and Mary S. Salsbury. His remains are buried in Ravena War Cemetery, Italy.

COCHRANE
Thomas Donald Cochrane, a Second World War veteran. Son of Gordon and Margaret Cochrane of Mission City, Thomas Cochrane served as a Pilot Officer Bomb Aimer in the Royal Canadian Air Force. Sadly, at the age of 22 years, Thomas Cochrane was killed during an air operation in a #428 Squadron Lancaster aircraft over Frankfurt, Germany. The remains of Mr. Thomas Cochrane are buried in the Hotton War Cemetery in Belgium.

KENWORTHY
John Leigh Kenworthy, a First World War veteran. John Kenworthy, son of Charles O. and Mary E. Kenworthy and proud member of the 31st Alberta Battalion served and died overseas. Mr. Kenworthy was buried at the Terlincthun British Cemetery in France in 1918.

KETTLEY
Clifford John Vosper Kettley, a Second World War veteran. Son of Clifford H. and Rosalie Kettley of Mission City, Clifford John Vosper Kettley served as a Warrant Officer 2 in the Royal Canadian Air Force. Sadly, at the age of 23 years, Mr. Kettley was killed while on a #405 Squadron Air Operation to Essen, Germany as a Wireless Air Gunner. Mr. Kettley was buried at the Ten-Boer Protestant Cemetery in the Netherlands.

GREENE
Pilot Officer Philip Sansom GREENE was a member of the #405 Squadron, RCAF. He was a Bomb Aimer on a Pathfinder Lancaster. He was killed at the age of 19 years on June 16, 1944, shortly after "D" Day during an air operation in Lens, France and is buried in Calais. Philip was a graduate of Mission High School.

DUNBAR

Pilot Warrant Officer 2 Ronald DUNBAR was a member of the #403 Squadron, RCAF. He was the son of Alexander and Janet Dunbar. He was killed at the age of 19 years while on a cross-channel escort mission in a Spitfire. His remains are in Blargies Communal Cemetery in France.

APPLEBY

Leonard (1862-1952) and Katherine (1874-1932) APPLEBY

Leonard was born in England and came to Mission in 1882 with his family. As one of Mission's oldest pioneers, he lived in Mission for 70 years. Katherine and Leonard had seven children and initially lived at 33091 5th Avenue before moving to Dewdney. Leonard operated a fruit farm for many years on the property across from the Mission Memorial Hospital. Katherine was involved in local women's organizations and during WWII assisted the Red Cross. Their son Frank lived on the corner of Wren and Silverdale Road. He had a poultry farm and sold birds all over the United States and Canada, winning many poultry contests and raising the importance of Mission among the poultry producing community. He purchased 26 acres on Silverdale Road for his new chicken business. Frank also curled in the 1970s and his team won many competitions. He died in the 1990s at the age of 99 years while residing in the Mission's Extended Care Unit.

TUPPER

J. A. TUPPER resided in Mission in 1911 and in Dewdney between 1922 and 1925. He sold Massey-Harris High Grade Farm Machinery like Cream Separators, Gasoline Engines, Verity Plows and Bain Wagons for Mission and Matsqui Districts. He also sold parts for machines.

MACHELL

Sergeant Flight Engineer Harry George MACHELL was a member of #408 Squadron, RCAF out of Halifax. Harry was the son of Franklin W. and Aline Machell who lived in Matsqui. Harry's father Frank served in WWI and was awarded the Military Cross and Military Medal as well as a commission in the field. Franklin was a long time well respect member of the Canadian Legion (BESL) Branch #57. Harry was killed at the age of 22 years on April 17, 1943, during a raid on Pilzen, Czechoslovakia when his aircraft was shot down over Belgium. Harry's remains are in Hevererlee War Cemetery, Belgium.

THORPE

Robert and Elizabeth THORPE arrived in Mission in the early 1900s from England. Robert worked for the municipality. He was born in 1872 and died in 1912 of a heart attack on Main Street. Elizabeth was born in 1868 and died in 1954. Their home was on Welton Street above 7th Avenue and they had four children. Their oldest son, Bob, formerly worked for the Fraser Valley Record.

ABERCROMBIE

Hugh ABERCROMBIE was born in 1873 and died in 1943. He came to Mission with his parents in 1885. Lorna ABERCROMBIE was a member of Women's Institute, Ladies Aid and W.C.T.U. wreath. Lorna was killed on a fishing trip when her fishing rod came in contact with high tension wires installed by Western Canada Power Company on the public highway near Dewdney pump station. She died on September 28, 1916.

BRETT
The BRETT family owned a Meat Market in Mission and they owned 80 acres in Hatzic.

JONES
William E. JONES was born in 1883. He moved to Mission in 1920 and operated a general store in the Silverdale area. He later went into the auction business until he opened the farmers market in Mission City, which he operated until his death in 1957. During WWII he served for a time as a guard at the Ruskin Dam and headed the Silverdale Branch of Pacific Coast Rangers. He was on Mission Municipal Council between 1950 and 1956, and was elected Mayor in 1956.

TINDALL
David TINDALL owned a ¼ section of land, which included the property at 34879 Dewdney Trunk Road, and remained on the property until his death in 1923. A portion of the original property that included 34879 Dewdney Trunk Road was purchased by the Bell family in 1918. David Tindall was a bachelor farmer who came to Mission from Scotland after living for a time in Manitoba. It is assumed that he was a Oddfellows member since according to the obituary the Oddfellows paid for the funeral.

BAILEY

The south portion of this site has been known by strawberry lovers as the Bailey Farm. Roy Bailey was born on October 25, 1924 in Great Yarmouth, England. His family moved to the Isle Of Wight when Roy was a young boy. He attended boarding school and as soon as he was of age joined the Royal Air Force. Roy served as a tail gunner in the Second World War, and was involved in many dangerous night raids over Germany. At the end of the war, Roy left the Air Force and became manager of a dairy farm at Godshill on the Isle of Wight. He married Zoë Smith on February 26, 1949. In 1955 he packed up his wife and two sons and moved to Canada. After travelling across Canada by train, the family disembarked in Mission City, British Columbia. In 1957, Roy purchased a chicken farm at 32481 Cherry Avenue. In 1959, Roy's daughter was born. Roy soon found that chickens were not the most profitable, and after dabbling in other crops began growing strawberries. Roy grew some of the best strawberries in the valley and had customers travelling from as far away as Prince George to purchase his berries. After some 35 years of growing strawberries Roy retired, and converted the farm into a horse stable. In 2005, Roy and Zoë sold the farm and moved to their retirement home in Gibsons, B.C.

CHARMAN

Arthur Herbert CHARMAN joined the 47th (B.C.) Battalion on August 26, 1915. He died on June 2nd, 1917 and his remains are in Villers Station Cemetery in France. He was survived by parents, Herbert and Emma Charman of Vancouver, and a sister, Mrs J.A. Tupper of Mission.

MINUTES - REGULAR (PRE-CLOSED) COUNCIL MEETING

May 5, 2025, 1:00 p.m.
Council Chambers
8645 Stave Lake Street, Mission, BC

Council Present:	Mayor Paul Horn Councillor Mark Davies Councillor Angel Elias Councillor Jag Gill Councillor Carol Hamilton Councillor Ken Herar Councillor Danny Plecas
Staff Present:	Mike Younie, Chief Administrative Officer Jennifer Russell, Corporate Officer Barclay Pitkethly, Deputy Chief Administrative Officer Doug Stewart, Director of Finance Christine Brough, Executive Assistant

1. CALL TO ORDER

The meeting was called to order at 1:00 p.m.

2. RESOLUTION TO EXCLUDE THE PUBLIC

RC(C)25-015
Moved by Councillor Elias
Seconded by Councillor Plecas

RESOLVED: That, pursuant to Sections 90 and 92 of the *Community Charter*, this Regular Meeting of Council be closed to the public as the subject matter being considered relates to the following:

- Section 90(1)(c) of the *Community Charter* – labour relations or other employee relations;
- Section 90(1)(d) of the *Community Charter* – the security of the property of the municipality;

- Section 90(1)(e) of the *Community Charter* – the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;
- Section 90(1)(g) of the *Community Charter* – litigation or potential litigation affecting the municipality;
- Section 90(1)(j) of the *Community Charter* – information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the F*reedom of Information and Protection of Privacy Act*;
- Section 90(1)(k) of the *Community Charter* – negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public.

CARRIED

3. ADJOURN TO CLOSED COUNCIL MEETING

RC(C)25-016
Moved by Councillor Elias
Seconded by Councillor Plecas

RESOLVED:

That the meeting be adjourned.

CARRIED

The meeting was adjourned at 1:01 p.m.

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

MINUTES - REGULAR COUNCIL MEETING

May 5, 2025, 6:00 p.m.
Council Chambers
8645 Stave Lake Street, Mission, BC

Council Present:	Mayor Paul Horn Councillor Mark Davies Councillor Angel Elias Councillor Jag Gill Councillor Carol Hamilton Councillor Ken Herar Councillor Danny Plecas
Staff Present:	Mike Younie, Chief Administrative Officer Barclay Pitkethly, Deputy Chief Administrative Officer Jennifer Russell, Corporate Officer Jason Anthony, Engineering Technologist III Andrew Crowe, Director of Parks, Recreation & Culture Ellen Croy, Manager of Transportation Mike Dickinson, Manager of Long-Range Planning Chris Gruenwald, Director of Forestry Sharel Isabella, Senior Planner - Policy Jay Jackman, Manager of Development Engineering Tracy Kyle, Director of Engineering and Public Works Robert Publow, Manager of Planning Scott Ross, Manager of Financial Planning & Analysis Nick Rychkun, Assistant Chief Operations & Technology, Fire Rescue Gerald Schlesiger, Planner 3 Dan Sommer, Director of Development Services Doug Stewart, Director of Finance Dylan Stewart, Operations Manager - Roads & Drainage Connie Cooper, Administrative Assistant

1. CALL TO ORDER

Mayor Horn called the meeting to order at 6:00 p.m.

2. ADOPTION OF AGENDA

RC25-190
Moved by Councillor Plecas
Seconded by Councillor Davies

RESOLVED:

1. That the following late items be added to this agenda:
    - Item 3(b) "Queen of Sidney Ferry Fire Incident" under **Presentations**;
    - Item 15(l) "User Fees and Charges Amending Bylaw 6360-2025-4029(21) - First, Second, and Third Readings" under **Bylaws for Consideration**; and
    - Item 15(m) "Land Use Application Procedures & Fees Amending Bylaw 6361-2025-3612(23) - First, Second, and Third Readings" under **Bylaws for Consideration**; and
2. That the agenda for the Regular Council meeting of May 5, 2025 be adopted as amended.

CARRIED

3. PRESENTATIONS

a. Recognition of Andy Krzus and Pele

Mayor Horn presented Andy Krzus and Pele with a card in recognition of their lifesaving efforts in Bangkok following the March 28, 2025 earthquake.

b. Queen of Sidney Ferry Fire Incident

RC25-191
Moved by Councillor Gill
Seconded by Councillor Elias

RESOLVED:

That the next meeting requirement for the Notice of Motion be waived.

CARRIED

The Assistant Chief Operations & Technology - Fire Rescue appeared before Council to provide an update on the Queen of Sidney Ferry fire incident. He read a prepared statement from a meeting with the Canadian Coast Guard and the Ministry of Environment and Parks and presented images of the ferry and the fire.

Discussion ensued, and the Assistant Chief Operations & Technology - Fire Rescue answered Council's questions regarding cooperation with various agencies and ministries, the rationale for decisions made by the Mission Fire Rescue Service (MFRS) including the successful use of the drone, and that the

role of MFRS is now complete as Transport Canada and the Canadian Coast Guard will continue to monitor and determine next steps with the owners.

RC25-192
Moved by Mayor Horn
Seconded by Councillor Davies

WHEREAS the City of Mission Council has, since 2007, repeatedly called on provincial and federal agencies to take assertive action to address the derelict Queen of Sidney ferry and other derelict and abandoned vessels along the Fraser River foreshore and Stave River foreshore; and

WHEREAS the Queen of Sidney, despite repeated warnings, recently caught fire, triggering a critical air quality warning and shelter-in-place advisory; and

WHEREAS it was fortunate that firefighters avoided using water or foam, preventing toxic effluent from entering the Fraser River; and

WHEREAS it was also fortunate the vessel did not become unmoored, avoiding further environmental damage and risk to downstream public safety; and

WHEREAS other coastal and Fraser River communities, including Maple Ridge, face similar risks, as seen in the recent sinking of the Seaborne II (formerly Friendship 500 aka McBarge);

THEREFORE BE IT RESOLVED:

That the City of Mission immediately call on the federal government and its responsible agencies to:

1. Provide a clear and immediate plan for removing the Queen of Sidney and other derelict and abandoned vessels along the Fraser River in the coming months; and
2. Develop and implement a new, effective, and realistic national strategy to address derelict and abandoned vessels in both coastal and inland waterways across Canada.

CARRIED

4. PROCLAMATIONS

a. Seniors' Week

RC25-193
Moved by Councillor Plecas
Seconded by Councillor Hamilton

RESOLVED:

That June 1- 7, 2025 be proclaimed as "Seniors' Week" within the City of Mission.

CARRIED

b. Deafblind Awareness Month

RC25-194
Moved by Councillor Herar
Seconded by Councillor Davies

RESOLVED:

That June 2025 be proclaimed as "Deafblind Awareness Month" within the City of Mission.

CARRIED

5. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

RC25-195
Moved by Councillor Elias
Seconded by Councillor Gill

RESOLVED:

That Council now resolve itself into Committee of the Whole.

CARRIED

6. PARKS, RECREATION AND CULTURE

a. Mission Leisure Centre Extended Hours

A report from the Director of Parks, Recreation & Culture dated May 5, 2025, regarding extending Mission Leisure Centre hours was provided for the Committee's consideration.

Discussion ensued, and staff answered the Committee's questions regarding the cost of adding an additional day with extended hours, types of activities that would be available, and the benefits of a trial period to determine usage and related costs.

RC25-196
Moved by Councillor Gill

RECOMMENDED:

1. That the Mission Leisure Centre operating hours be extended to 10pm on weekdays and Saturdays, beginning as soon as possible;
2. That a 2025 budget amendment of $30,000 be made to the Parks, Recreation & Culture Department to sustain the operational change with funds allocated from the Unappropriated Accumulated Surplus; and
3. That staff bring forward a spending package for consideration during the City's 2026 budget cycle to continue the program into 2026 and beyond.

CARRIED

7. FORESTRY

a. Stave West / Hayward Traffic Enforcement Funding

A report from the Director of Forestry dated May 5, 2025, regarding Stave West / Hayward traffic enforcement funding was provided for the Committee's consideration. It was noted that after several attempts with BC Hydro to resolve the parking challenges, the City was left with no other options to ensure safety except to begin towing vehicles illegally parked along Dewdney Trunk Road and the Florence Lake Forest Service Road once the season begins.

Council stated they are optimistic about the future working relationship with BC Hydro as they will contribute to road signage, staffing, and renovations to the Stave Lake Boat Launch which will provide additional parking. A reservation system is upcoming, however, is expected to take several years.

Discussion ensued, and the Director of Forestry answered the Committee's questions regarding upcoming road signage, how the towing process will operate, and communication that will be made available to the public.

RC25-197
Moved by Councillor Plecas

RECOMMENDED:

1. That Council approve a forestry operating budget amendment of $40,000 towards parking enforcement activities for the Stave West and Hayward recreation areas; and
2. That the Financial Plan be updated accordingly.

CARRIED

RC25-198
Moved by Councillor Davies

RECOMMENDED:

That staff report back on any parking and behavioural issues during the fishing season in the area along Wilson Street near the Ruskin Dam and Lougheed Highway.

CARRIED

8. ENGINEERING AND PUBLIC WORKS

a. 2025 Snow Report

A report from the Operations Manager – Roads & Drainage dated May 5, 2025, regarding the 2025 snow report was provided for the Committee's consideration. A PowerPoint presentation was provided which reviewed new equipment purchased, camera replacement installs, and downtown parking stall clearing.

Discussion ensued, and the Operations Manager – Roads & Drainage answered the Committee's questions regarding the challenges presented by parked cars when clearing snow in neighbourhoods, the process of stockpiling de-icing salt to ensure availability, and how the vehicles purchased are used for multiple purposes in addition to snow clearing.

RC25-199
Moved by Councillor Hamilton

RECOMMENDED:

That Council approve an additional budget allocation of $180,000 for the replacement of two vehicles, with funding sourced from the Vehicle and Equipment Reserve.

CARRIED

b. Downtown Snow Clearing Contribution Agreement

A report from the Director of Engineering & Public Works dated May 5, 2025, regarding a downtown snow clearing contribution agreement was provided for the Committee's consideration.

RC25-200
Moved by Councillor Plecas

RECOMMENDED:

1. That the Contribution Agreement between the City of Mission and the Mission Downtown Business Association, as attached to the Director of Engineering and Public Works report dated May 5, 2025, be approved; and

2. That the Mayor and Corporate Officer be authorized to sign the Contribution Agreement on behalf of the City.

CARRIED

9. CORPORATE ADMINISTRATION AND FINANCE

a. Draft 2024 Consolidated Financial Statements

A report from the Manager of Financial Planning & Analysis dated May 5, 2025, regarding draft 2024 consolidated financial statements was provided for the Committee's consideration. A PowerPoint presentation was provided which reviewed financial statement fundamentals, 2024 revenue and expense highlights, annual surplus vs operating surplus, and historic trends.

RC25-201
Moved by Councillor Plecas

RECOMMENDED:

That the City of Mission's draft 2024 consolidated financial statements, attached as Attachment A to the Manager of Financial Planning & Analysis' report dated May 5, 2025 entitled "City of Mission Draft 2024 Consolidated Financial Statements", be approved.

CARRIED

b. Year-end Financial Reporting – December 31, 2024

A report from the Manager of Financial Planning & Analysis dated May 5, 2025, regarding 2024 year-end financial reporting was provided for the Committee's information.

c. Adoption of DCC Bylaw 6348-2025 and ACC Bylaw 6349-2025

A report from the Director of Finance dated May 5, 2025, regarding adoption of Development Cost Charge Bylaw 6348-2205 and Amenity Cost Charge Bylaw 6349-2025 was provided for the Committee's information.

The Mayor provided his rationale for the recommendation.

RC25-202
Moved by Mayor Horn

RECOMMENDED:

1. That all existing development applications as of the date of adoption of the Amenity Cost Charge (ACC) Bylaw 6349-2025 will be expected to contribute using the current Community Amenity Contribution (CAC) policy, either in full cash payment or through a combination of in-kind contributions and cash, provided the total value is equivalent to the current CAC rate; and

2. That should an applicant wish to be subject to the new rates established in the Amenity Cost Charge Bylaw 6349-2025, they must withdraw their existing application and submit a new application, which will be evaluated under the updated Bylaw and policy framework.

Discussion ensued, and staff answered various questions about the new ACC Bylaw and confirmed that the resulting impact of withdrawing an in-stream application would be to go back to the beginning of the process.

The question was called on the motion and it was,

CARRIED

d. Amendment to Financial Plan 2024 to 2028 Bylaw 6246-2023

A report from the Manager of Financial Planning & Analysis dated May 5, 2025, regarding an amendment to Financial Plan 2024 to 2028 Bylaw 6246-2023 was provided for the Committee's consideration.

RC25-203
Moved by Councillor Plecas

RECOMMENDED:

That Council consider the amended 2024 to 2028 Financial Plan Amending Bylaw 6358-2025-6246(1) as described in the report from the Manager of Financial Planning & Analysis dated May 5, 2025, for consideration of first three readings.

CARRIED

e. Union of British Columbia Municipalities (UBCM) Minister / Ministry Meetings and Resolutions 2025

A report from the Chief Administrative Officer dated May 5, 2025, regarding Union of British Columbia Municipalities (UBCM) Minister / Ministry Meetings and Resolutions 2025 was provided for the Committee's consideration.

Discussion ensued and it was,

RC25-204
Moved by Councillor Gill

RECOMMENDED:

That the City of Mission request meetings with the following Ministers, on these topics, at the 2025 UBCM Convention:

a. Minister of Health:
    i. Topic 1: Future of Mission Memorial Hospital and overall healthcare in Mission;
    ii. Topic 2: City's vision for a Health & Wellness District near the hospital;
    iii. Topic 3: Physician attraction and retention in mid-sized communities like Mission;
b. Minister of Transportation and Transit:
    i. Topic 1: Future of Mission's bypass/highway needs, specifically the Murray/Glasgow overpass;
    ii. Topic 2: South Mission Integrated Transit Study: next steps and timelines;

iii. Topic 3: Integration with waterfront land planning and provincial discussions;

c. Minister of Education: (extend an invitation for the Mission Board of Education to attend)

i. Topic 1: Demand for new schools across Mission, especially elementary;

ii. Topic 2: Strategic need for a high school in Silverdale (aligned with Central Neighbourhood Plan);

d. Minister of Water, Land and Resource Stewardship:

i. Topic 1: Provincial funding strategy for dyking infrastructure improvements;

ii. Topic 2: Waterfront East Precinct dyke planning and integration with waterfront and highway planning;

e. Minister of Agriculture:

i. Topic 1: Enhancing agricultural viability in Mission;

ii. Topic 2: Need for stronger enforcement capacity (e.g. illegal dumping);

iii. Topic 3: Defining and supporting agri-tech initiatives;

f. Minister of Jobs, Economic Development and Innovation:

i. Topic 1: Support for agriculture viability, enforcement, and agri-tech development;

ii. Topic 2: Broader economic innovation in smaller cities;

g. Minister of Citizens' Services:

i. Topic 1: Advocacy for a Service BC Centre to be established in Mission;

h. Minister of Housing:

i. Topic 1: Impact of housing targets and the need for matching infrastructure investment;

ii. Topic 2: Greater diversity in BC Housing builds and supportive services in communities;

iii. Topic 3: Need for options that do not require land donation from the City (limited available land);

i. Minister of Forests:

i. Topic 1: Burma Lake service road: closures during high wildfire risk periods;

ii. Topic 2: Progress on reviewing community stumpage rate structure; and

j. Premier of British Columbia:

i. Topic 1: Urgent need for enhanced services as housing supply expands;

ii. Topic 2: Status and opportunities for Mission Waterfront development; and

iii. Topic 3: Provincial response and support regarding tariffs.

CARRIED

RC25-205
Moved by Councillor Gill

RECOMMENDED:

That the City of Mission submit the following resolution directly to UBCM for consideration in the 2025 UBCM Resolution Book:

Whereas inclusive childcare is critical to the well-being and long-term success of children with support needs;

Whereas the Supported Child Development (SCD) program in British Columbia enables children with developmental and diverse abilities to participate in licensed childcare by providing consultation and funding for extra support staff;

Whereas current SCD funding is inadequate to meet demand, resulting in waitlists, limited service delivery, and significant hardship for families;

Whereas the shortage of funding is placing families under financial and emotional strain, limiting their ability to work and provide;

Be it resolved that UBCM advocate to the Ministry of Children and Family Development urging increased funding to the Supported Child Development program to ensure:

i. Timely and sufficient support for all eligible children;

ii. The capacity of SCD programs to meet demand without rationing services; and

iii. That parents and caregivers can maintain employment and provide for their families.

CARRIED

10. DEVELOPMENT SERVICES

a. Next Steps to OCP Implementation

A report from the Manager of Long Range Planning and Special Projects dated May 5, 2025, regarding next steps to Official Community Plan implementation was provided for the Committee's information.

b. Development FastTrack Program – Implementation and Fees Bylaw Amendments

A report from the Director of Development Services dated May 5, 2025, regarding a Development FastTrack Program, including implementation and fee bylaw amendments, was provided for the Committee's consideration. A PowerPoint presentation was provided which reviewed key program features, a policy and fees framework, and communications and next steps.

In response to questions, it was noted:

- the program provides funding for additional capacity and includes any type of development within the City;
- this is a concierge service that is completely paid for by developers, and is anticipated to advance other files as staff capacity becomes available;
- the quality of the application submission will have an impact on timelines;
- the program follows all the same legislative requirements and internal processes and there are no guarantees for project approvals;
- response targets are identified in the policy, however, refinements may need to be made as the new program evolves; and
- key performance indicators will be reported back to Council.

RC25-206
Moved by Councillor Plecas

RECOMMENDED:

1. That Council approve the launch of the Development FastTrack Program and the proposed implementation approach;
2. That Council approve Policy LAN.69(C) Development FastTrack Program as attached to the Director of Development Services' report dated May 5, 2025, outlining performance targets and commitments for both the City and Program participants;
3. That Council grant first, second, and third readings to Amending Bylaw 6360-2025-4029(21) to amend the City's User Fees and Charges Bylaw 4029-2007 to add the Development FastTrack Program's applicable Annual Enrollment Fee;

4. That Council grant first, second, and third readings to Amending Bylaw 6361-2025-3612(23) to amend the City's Land Use Applications Procedures and Fees Bylaw 3612-2003 to add the FastTrack Program's hourly rate fee; and

5. That staff internally update Council through the Chief Administrative Officer monthly update and through performance metrics on a quarterly basis.

CARRIED

c. Development Application - 9118 Cedar Street – Introduction Report

A report from the Planner III dated May 5, 2025, regarding a development application for a portion of the property located at 9118 Cedar Street was provided for the Committee's information.

Discussion ensued, and staff were directed to provide the following information in the staff presentation with the bylaw reading report:

- how the comments from Mission Fire Rescue Service and the Building Department will be taken into consideration;
- whether the Engineering Department comments regarding the scope of the project will have an impact on the Development Cost Charge Bylaw;
- does the *Protected Natural Area* includes a trail system; and
- ensure that Valley Christian School concerns are being considered.

d. Development Application - 8056, 8092, and 8120 Stave Lake Street

A report from the Planner II dated May 5, 2025, regarding a development application for portions of the properties located at 8056, 8092, and 8120 Stave Lake Street was provided for the Committee's consideration. The Manager of Planning showed a PowerPoint presentation that provided the following information:

1. Purpose and outline of the proposal.
2. Subject property map.
3. Project Attributes.
4. Maps and Ortho Photos.
5. Parking and Landscaping Plans.
6. Form and Character Elevations.
7. Proposed Road Improvements and Traffic Calming.

Discussion ensued, and staff answered the Committee's questions regarding the following:

- the height increase is due to the natural outcome of building on a hillside and including a 2-storey parkade;
- this proposal does not include an affordable housing component but instead includes community amenity spaces for medical and/or health service use purposes;
- the traffic flow of the development would have restricted in and out movement by only allowing a right turn when exiting;
- the intersection of Best Avenue and Stave Lake Street currently operates at acceptable thresholds;
- the intersection of 11th Avenue / Prentis Avenue and Stave Lake Street currently operates at acceptable thresholds;
- future development phasings would require all study intersections to be re-evaluated;
- multi-use pathways are envisioned through the overall neighbourhood;
- the Density Transfer Areas are adjacent to *Environmentally Sensitive Areas* which would have potential for public trails; and
- the widening of Stave Lake Street heading north from 11th Avenue / Prentis Avenue is limited due to the location of utility services.

RC25-207
Moved by Councillor Plecas

RECOMMENDED:

1. That draft bylaw 6342-2025-5949(182) to rezone a portion of 8120 and 8092 Stave Lake Street from Rural Residential 7 Zone (RR7) to Comprehensive Development 58 Zone (CD58) and Institutional Parks, Recreation and Civic Zones (IPRC) be considered for first and second reading;
2. That draft bylaw 6342-2025-5949(182) be considered for third reading subject to the Bylaw receiving first and second reading;
3. That prior to the adoption of Zoning Amending Bylaw 6342-2025-5949(182), the following conditions be met to the satisfaction of the Director of Development Services:
    a. Staff to report back how the developer will:
        i. Ensure community amenity space (eg. medical, dental, daycare) is provided in exchange for the increase in building height; and
        ii. Address issues of traffic and pedestrian safety;

b. Substantial completion of subdivision application S23-003;

i. A formal commitment to dedicate the Protected Natural Asset (PNA) designated land (including density transfer land) and proposed IPRC zoned land to the City as per Policy 2 in the Stave Heights Neighborhood Plan (SHNP);

c. Collection of any volunteered contributions to the City's community amenity reserve;

d. Completion of the Engineering requirements dated March 5, 2024, as detailed in this staff report;

e. That Development Permit DP23-039 be approved at the same time Zoning Amending Bylaw 6342-2025-5949(182) is adopted; and

f. Completion of any other requirements resulting from Council's consideration of the Bylaw; and

4. That Street Naming Bylaw 6343-2025 receive first, second, and third reading and that upon adoption of the Bylaw, Street Naming Policy STR.28 be amended accordingly.

CARRIED

e. Development Variance Permit (DVP25-2) Application – 30191 School Street

A report from the Planning Technician dated May 5, 2025, regarding a development application for the property located at 30191 School Street was provided for the Committee's consideration.

RC25-208
Moved by Councillor Davies

RECOMMENDED:

That Development Variance Permit DVP25-2 for 30191 School Street, to vary:

a. Section 106.I.d. Secondary Detached Units: by increasing the maximum distance between the secondary detached unit and the principal building from 25.0 m (82.0 ft) to 38.0 m (124.6 ft)

of Zoning Bylaw 5949-2020, be considered.

CARRIED

f. Amendments to Zoning Bylaw 5949-2020 to Add Short-Term Rental Requirements that Align with Provincial Legislation

A report from the Manager of Planning dated May 5, 2025, regarding amendments to Zoning Bylaw 5949-2020 to add short-term rental requirements that align with Provincial legislation was provided for the Committee's consideration.

RC25-209
Moved by Councillor Davies

RECOMMENDED:

That draft Zoning Amending Bylaw 6341-2025-5949(181), in response to the short-term rental bylaw amendments, be considered for third reading.

CARRIED

g. 2025 Housekeeping Zoning Bylaw Text Amendment

A report from the Manager of Planning dated May 5, 2025, regarding 2025 housekeeping Zoning Bylaw text amendments was provided for the Committee's consideration.

RC25-210
Moved by Councillor Gill

RECOMMENDED:

That Zoning Amending Bylaw 6354-2025-5949(187) be granted third reading.

CARRIED

Discussion ensued, and it was,

RC25-211
Moved by Mayor Horn

RECOMMENDED:

That staff provide a verbal update on capacity and timelines required to bring forward a report on a Zoning Bylaw amendment to permit panhandle driveways within the Urban Growth Boundary.

OPPOSED (2): Councillor Elias, and Councillor Gill

CARRIED (5 to 2)

11. RESOLUTION TO RISE AND REPORT

RC25-212
Moved by Councillor Herar
Seconded by Councillor Davies

RESOLVED:

That the Committee of the Whole now rise and report.

CARRIED

12. RESOLUTION TO ADOPT RECOMMENDATIONS OF COMMITTEE OF THE WHOLE

RC25-213
Moved by Councillor Hamilton
Seconded by Councillor Elias

RESOLVED:

That the recommendations of the May 5, 2025 Committee of the Whole, as contained in items RC25-196 to RC25-210 be adopted.

CARRIED

RC25-214
Moved by Councillor Davies
Seconded by Councillor Hamilton

RESOLVED:

That the recommendation of the May 5, 2025 Committee of the Whole, as contained in item RC25-211 be adopted.

OPPOSED (2): Councillor Elias, and Councillor Gill

CARRIED (5 to 2)

13. COUNCIL COMMITTEE REPORTS & MINUTES

The following minutes were received as information:

a. Mission Sustainable Housing Committee Meeting Notes - April 10, 2025

Staff were directed to reach out to the non-profit organizations to determine if their issues could be better addressed by the Mission Healthy Community Council.

b. Cultural Resources Committee Meeting Minutes - January 15, 2025

14. COUNCIL MEETING MINUTES FOR APPROVAL

a. Special Council Meeting - April 14, 2025

b. Regular Council Meeting (for the purpose of going into a closed meeting) – April 22, 2025

c. Regular Council Meeting - April 22, 2025

d. Special Council Meeting (for the purpose of going into a closed meeting) – April 28, 2025

RC25-215
Moved by Councillor Davies
Seconded by Councillor Herar

RESOLVED:

That the minutes contained in Items 14 a - d be adopted.

CARRIED

15. BYLAWS FOR CONSIDERATION

a. Zoning Amending Bylaw 6342-2025-5949(182) - FIRST AND SECOND READINGS

RC25-216
Moved by Councillor Plecas
Seconded by Councillor Elias

RESOLVED:

That Zoning Amending Bylaw 6342-2025-5949(182), a bylaw to rezone portions of the properties at 8056, 8092, and 8120 Stave Lake Street from Rural Residential 7 (RR7) Zone to Comprehensive Development 58 (CD58) Zone and Institutional Parks, Recreation and Civic (IPRC) Zone, be **read a first and second time**.

CARRIED

b. Zoning Amending Bylaw 6342-2025-5949(182) - THIRD READING

RC25-217
Moved by Councillor Elias
Seconded by Councillor Davies

RESOLVED:

That Zoning Amending Bylaw 6342-2025-5949(182), a bylaw to rezone portions of the properties at 8056, 8092, and 8120 Stave Lake Street from Rural Residential 7 (RR7) Zone to Comprehensive Development 58 (CD58) Zone and Institutional Parks, Recreation and Civic (IPRC) Zone, be **read a third time**.

CARRIED

c. Street Naming Bylaw 6343-2025 - FIRST, SECOND, AND THIRD READINGS

RC25-218
Moved by Councillor Davies
Seconded by Councillor Herar

RESOLVED:

That Street Naming Bylaw 6343-2025, a bylaw to name two street extensions within the City of Mission, be **read a first, second, and third time**.

CARRIED

d. Zoning Amending Bylaw 6341-2025-5949(181) - THIRD READING

RC25-219
Moved by Councillor Elias
Seconded by Councillor Gill

RESOLVED:

That Zoning Amending Bylaw 6341-2025-5949(181), a bylaw to remove the bed and breakfast regulations in their entirety and replace them with Short-Term Rental (STR) regulations, be **read a third time**.

CARRIED

e. Zoning Amending Bylaw 6354-2025-5949(187) - THIRD READING

RC25-220
Moved by Councillor Davies
Seconded by Councillor Gill

RESOLVED:

That Zoning Amending Bylaw 6354-2025-5949(187), a bylaw to address housekeeping amendments, be **read a third time**.

CARRIED

f. Zoning Amending Bylaw 5741-2018-5050(294) - ADOPTION

RC25-221
Moved by Councillor Herar
Seconded by Councillor Hamilton

RESOLVED:

That Zoning Amending Bylaw 5741-2018-5050(294), a bylaw to rezone property at 29609 Hudson Avenue from Rural 16 Zone (RU16) to Rural Residential 7 Secondary Dwelling Zone (RR7s), be **adopted**.

CARRIED

g. Fire/Rescue Service Bylaw 6340-2025 - ADOPTION

RC25-222
Moved by Councillor Elias
Seconded by Councillor Hamilton

RESOLVED:

That Fire/Rescue Service Bylaw 6340-2025, a bylaw to provide for the establishment and operation of the Mission Fire/Rescue Service and to provide for the protection of life and property, be **adopted**.

CARRIED

h. Development Cost Charge Bylaw 6348-2025 – ADOPTION

RC25-223
Moved by Councillor Herar
Seconded by Councillor Davies

RESOLVED:

That Development Cost Charge Bylaw 6348-2025, a bylaw to impose Development Cost Charges pursuant to the provisions of the *Local Government Act*, be **adopted**.

CARRIED

i. Amenity Cost Charge Bylaw 6349-2025 – ADOPTION

RC25-224
Moved by Councillor Davies
Seconded by Councillor Herar

RESOLVED:

That Amenity Cost Charge Bylaw 6349-2025, a bylaw to impose Amenity Cost Charges pursuant to the provisions of the *Local Government Act*, be **adopted**.

CARRIED

j. 2025 Annual Tax Rates Bylaw 6356-2025 - ADOPTION

RC25-225
Moved by Councillor Plecas
Seconded by Councillor Gill

RESOLVED:

That Annual Tax Rates Bylaw 6356-2025, a bylaw to impose property tax rates for the year 2025, be **adopted**.

CARRIED

k. 2024 - 2028 Financial Plan Amending Bylaw 6358-2025-6246(1) - FIRST, SECOND, AND THIRD READINGS

RC25-226
Moved by Councillor Hamilton
Seconded by Councillor Davies

RESOLVED:

That 2024 - 2028 Financial Plan Amending Bylaw 6358-2025-6246(1), a bylaw to amend the Financial Plan for the years 2024 to 2028 , be **read a first, second, and third time**.

CARRIED

l. User Fees and Charges Amending Bylaw 6360-2025-4029(21) - FIRST, SECOND, AND THIRD READINGS

RC25-227
Moved by Councillor Gill
Seconded by Councillor Davies

RESOLVED:

That User Fees and Charges Amending Bylaw 6360-2025-4029(21), a bylaw to include fees for the Development Fast Track Program, be **read a first, second, and third time**.

CARRIED

m. Land Use Application Procedures & Fees Amending Bylaw 6361-2025-3612(23) - FIRST, SECOND, AND THIRD READINGS

RC25-228
Moved by Councillor Davies
Seconded by Councillor Plecas

RESOLVED:

That Land Use Application Procedures & Fees Amending Bylaw 6361-2025-3612(23), a bylaw to include fees for the Development Fast Track Program, be **read a first, second, and third time**.

OPPOSED (1): Councillor Herar

CARRIED (6 to 1)

16. PERMITS FOR CONSIDERATION

a. Development Variance Permit Application DVP25-2 (30191 School Avenue)

RC25-229
Moved by Councillor Gill
Seconded by Councillor Herar

RESOLVED:

That Development Variance Permit DVP25-2 for the property at 30191 School Avenue, be **approved**.

CARRIED

17. CORRESPONDENCE

a. Judi Atkinson

Re: Property Assessment Disparities in Environmentally Restricted Strata

This item was received as information.

Mayor Horn noted the City has asked BC Assessment to coordinate with staff to have an information session for residents.

18. NEW/OTHER BUSINESS

a. Council Member Updates

Council provided updates on recent events, committee and association meetings.

19. NOTICES OF MOTION

a. Mayor's Downtown Revitalization Task Force

Mayor Horn introduced his motion to Council and provided his rationale.

Discussion ensued, and Council provided the rationale for their decisions.

RC25-230
Moved by Mayor Horn
Seconded by Councillor Plecas

WHEREAS the Downtown area continues to face persistent challenges, including homelessness, crime, commercial vacancies, deteriorating structures, traffic issues, and a lack of resident-friendly amenities; and

WHEREAS the Downtown Business Association has previously urged Council to reinitiate efforts toward revitalization, emphasizing the need for policies that

support a vibrant, inclusive Downtown with strong commerce, transit access, social, heritage preservation and cultural opportunities, as well as affordable housing; and

WHEREAS no concrete action followed that request, which was recently underscored during engagement through the Official Community Plan process;

BE IT RESOLVED:

1. That Council strike an ad hoc committee to be called the Mayor's Downtown Revitalization Task Force, composed of:
    - The Mayor;
    - Up to two additional members of Council;
    - Representatives from Downtown businesses;
    - Downtown residents;
    - Not-for-profit organizations serving the area;
    - The President and Executive Director of the Downtown Business Association;
    - Mission District Historical Society; and
    - Senior staff from Planning, Engineering & Public Works, Parks & Recreation, and the RCMP;
2. That the Working Group deliver, within eight months, a concise list of feasible, high-priority recommendations to enhance the sustainability and vibrancy of Downtown as a place for living, transit, socialization, and commerce; and
3. That the scope of the Working Group be defined at the outset by staff in consultation with the DBA President and Executive Director, ensuring no duplication of work underway by existing groups such as the Safety Committee or Parking Working Group.

OPPOSED (5): Councillor Davies, Councillor Elias, Councillor Gill, Councillor Hamilton, and Councillor Herar

DEFEATED (2 to 5)

b. Question Period

Mayor Horn introduced his motion to Council and provided his rationale.

RC25-231
Moved by Mayor Horn
Seconded by Councillor Davies

WHEREAS question period is now rarely utilized at council meetings; and

WHEREAS the current timing of question period at the end of meetings is inconvenient for participants, but placing it before discussion of agenda items would be impractical; and

WHEREAS question period is increasingly being used for providing feedback rather than asking questions, which is not its intended purpose;

THEREFORE BE IT RESOLVED:

1. That City of Mission staff be directed to investigate options to improve or replace the current question period, including recommending any necessary changes to the Council Procedure Bylaw;

2. That staff recommend alternative methods for receiving public input, such as Town Hall meetings; and

3. That staff consider approaches that allow more members of Council, beyond the Mayor, to participate in receiving questions and opinions from the public.

RC25-232
Moved by Councillor Davies
Seconded by Councillor Hamilton

RECOMMENDED:

That the meeting be extended until all items of business have been concluded.

CARRIED

The question was called on the main motion and it was,

CARRIED

20. QUESTION PERIOD

Bev Hutter, Mission, inquired as to the Official Community Plan Bylaw adoption process. The Mayor advised the report on tonight's agenda titled 'Next Steps to OCP Implementation' provides an overview of the timeline and dates for the next steps.

21. ADJOURNMENT

RC25-233
Moved by Councillor Herar
Seconded by Councillor Davies

RESOLVED:

That the meeting be adjourned.

CARRIED

The meeting was adjourned at 9:26 p.m.

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

CITY OF MISSION

BYLAW 6357-2025-5949(189)

A Bylaw to amend "District of Mission
Zoning Bylaw 5949-2020"

WHEREAS, under the provisions of the *Local Government Act*, a Council may, by bylaw, divide the municipality into zones and regulate the use of land, buildings and structures within such zones;

AND WHEREAS the Council of the City of Mission has adopted "District of Mission Zoning Bylaw 5949-2020" and amended same from time to time;

AND WHEREAS the Council of the City of Mission deems it advisable and in the public interest to amend the Zoning Bylaw;

NOW THEREFORE the Council of the City of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "City of Mission Zoning Amending Bylaw 6357-2025-5949(189)."

2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:

   a) rezoning the property located at 34159 Kirkpatrick Avenue and legally described as:

      Parcel Identifier: 029-539-315
      Lot 1, Section 3, Township 18, New Westminster District Plan EPP46927

      from Rural Residential 7 (RR7) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone; and

   b) amending the zoning maps accordingly.

READ A FIRST TIME this __ day of ___, 202x

READ A SECOND TIME this __ day of ___, 202x

READ A THIRD TIME this __ day of ___, 202x

ADOPTED this __ day of ___, 202x

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

CITY OF MISSION
OFFICIAL COMMUNITY PLAN BYLAW 6350-2025

A Bylaw to provide policy statements on managing the City of Mission's current and future growth and development

WHEREAS under the provisions of Section 472 of the *Local Government Act* the Council may adopt one or more community plans for one or more areas;

AND WHEREAS, under the provisions of Section 477(1) of the *Local Government Act*, the Council must adopt a community plan by bylaw, and, following adoption of such bylaw, the community plan is an Official Community Plan;

AND WHEREAS the Council has prepared a community plan, such community plan being expressed in maps, plans and reports;

NOW THEREFORE the Council of the City of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

This Bylaw may be cited for all purposes as "City of Mission Official Community Plan Bylaw 6350-2025".

Schedule "A" attached hereto and forming part of this Bylaw is hereby adopted and is the Official Community Plan for the City of Mission with the exception of those portions not intended to be part of the bylaw.

"District of Mission Official Community Plan Bylaw 5670-2017" and all amendments thereto are hereby repealed.

Any bylaw commenced under "District of Mission Official Community Plan Bylaw 5670-2017" prior to the adoption of this bylaw, which has received at least two readings as of the date of adoption of this bylaw, is, when adopted, deemed to be conforming to, and adopted under, this bylaw. Any designation reference in any bylaw commenced under "District of Mission Official Community Plan Bylaw 5670-2017" but adopted under this bylaw is deemed to be a reference to the corresponding new designation as identified within each such designation.

READ A FIRST TIME this 17th day of March, 2025

READ A SECOND TIME this 17th day of March, 2025

COUNCIL CONSIDERATION OF SECTION 477 OF
THE *LOCAL GOVERNMENT ACT* given this 17th day of March, 2025

PUBLIC HEARING held this 22nd day of April, 2025

READ A THIRD TIME this __ day of ___, 202x

ADOPTED this __ day of ___, 202x

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

CITY OF MISSION

The City of Mission

Official Community Plan

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 Katzie, Kwantlen, Leq'á:mel, Máthexwi, Semá:th, and Sq'éwlets 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.

Recognition

The City of Mission would like to thank and recognize 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.

Through an extensive community engagement process for preparing this new OCP, we wish to thank the many Mission residents, First Nations communities, business associations, community organizations, non-profit societies, faith organizations, Mission Public Schools, 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

01 Introduction 6

1.1. Why an OCP? 7
1.2. About Mission 16
1.3. Engagement 21
1.4. Vision and Guiding Principles 26
1.5. Regional Context Statement 30

02 How We'll Grow 34

2.1. Land Use & Urban Design Strategy 36
2.2. Transportation Strategy 86
2.3. Servicing Infrastructure Strategy 91

03 Making it Happen 98

3.1. Environment 100
3.2. Parks and Recreation 106
3.3. Arts, Culture & Heritage 110
3.4. Reconciliation 114
3.5. Economic Growth 116
3.6. Downtown 118
3.7. Housing Affordability 120
3.8. Community Safety & Well-Being 123

04 Implementation 130

4.1. Implementing Actions 132
4.2. OCP Interpretation 133
4.3. Monitoring Progress 135

05 Appendices 136

Appendix A. Glossary 138
Appendix B. Schedules 145
Appendix C. Action Items 163
Appendix D. Development Permit Area Guidelines 173
Appendix E. Local Plans 210

01 Introduction

1.1. Why an OCP?

The OCP is a long-range 20-year 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, servicing infrastructure, recreation, the arts, and more.
- Directs City staff on recommendations around land use, transportation, and servicing 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.
- Recognizes the integrated nature of many City functions including transportation networks, land use, economic development, parks and recreation, engineering servicing, and more.
- Is implemented by many different actors, including non-profits, developers, different orders of government, businesses, community organizations, and more.

OCPs are living documents.

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 long-term vision and principles that act as a "north star" providing stability and purpose for the City and all OCP implementers.

Importantly, the *Local Government Act* requires municipalities to review and update their OCP every five years focusing primarily on population growth and servicing. 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:

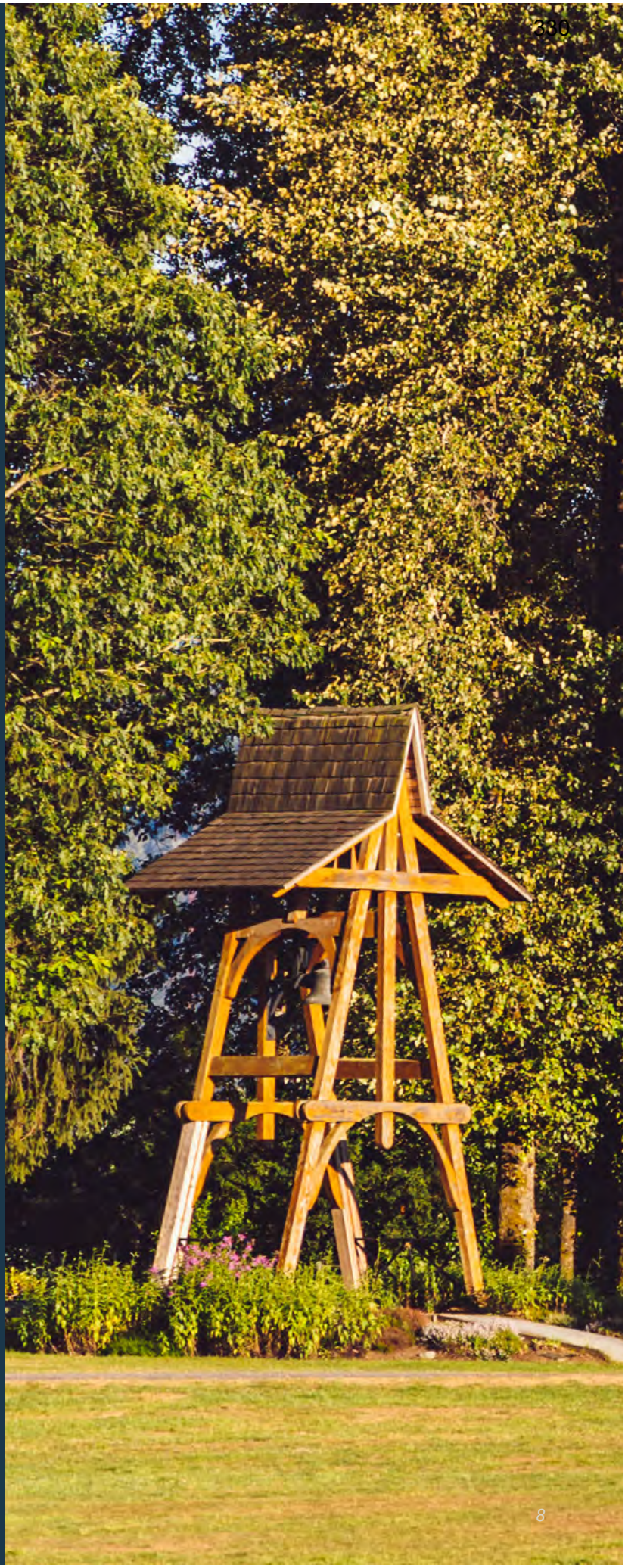
- Consider more comprehensive housing demand forecasts
- Require lands be pre-zoned to accommodate 20 years of housing demand
- Enable more multiplex development in all single-family zones
- Establish height minimums in proximity to transit stations.

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.

Council Direction

Mission Council's intention is the OCP to provide solid guidance for the City's development. As such, OCP 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 or where Regional Growth Strategy alignment is required, 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.



Relationships to Other Plans

The OCP must 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). 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

The City cannot achieve the goals and objectives outlined in this plan alone. Far-reaching societal issues such as homelessness, climate change, and pressures on health and social infrastructure that come with growth 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. At the same time, it is also important to understand the distinct roles and responsibilities of each order of government so that the City does not unintentionally duplicate work on responsibilities outside of its control.

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:

- Leq'á:mel, Sumas, Kwantlen, Scowlitz, Matsqui, and Katzie First Nations
- Fraser Valley Regional District (FVRD)
- 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

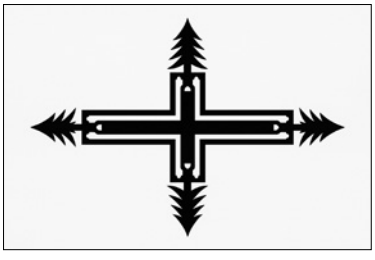
Who Does What?

The Federal and Provincial Governments are responsible for ports, rail, schools, hospitals, childcare, and affordable housing.

Regional authorities include the Fraser Valley Regional District and Fraser Health, and are responsible for regional planning and growth management, public transit, water, sewage, air and water quality monitoring, and regional health services.

The City of Mission provides a wide range of municipal services to residents, including roads, sewers, water, parks, recreation facilities, public art, land use planning, waste collection, economic development, and so much more.

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



OCP Structure

The OCP is divided into four distinct sections:

01 Introduction

Summarizes the current context of Mission, pressing issues that guided dSummarizes 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. This OCP section also describes the relationship between the OCP and the Fraser Valley Regional District Regional Growth Strategy, as required by the *Local Government Act*.

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 includes:

- Outlining where and how growth should happen, and how land uses work to improve the community.
- A focused and comprehensive approach to Design Guidelines for form and character including design of public realm places such as streets for people and parks and plazas.
- A new process for Rural Mission, Rural Industrial planning, and neighbourhood plan creation and amending is also outlined.
- Considerations for policies around transportation and servicing that align with the City's growth vision and 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, and everything in-between that, in combination, provide a sound framework for creating a complete community. Chapter 3 works hand in hand with Chapter 2 to present a comprehensive roadmap for achieving the City's overall vision.

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. A framework for plan monitoring is incorporated to illustrate regular progress. 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: Fraser Valley Regional District, 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, maps, 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.

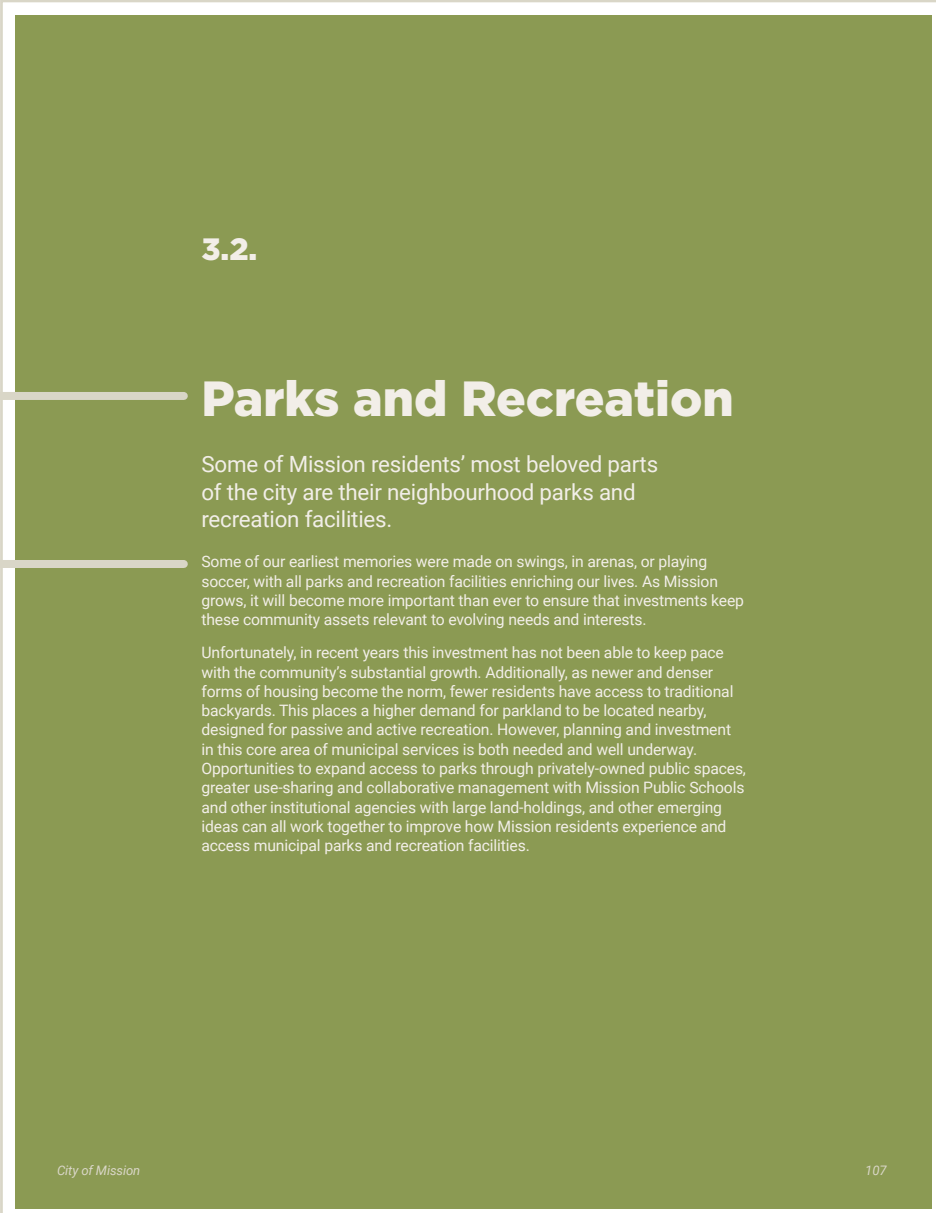
Using This Document

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.



3.2.

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. Additionally, as newer and denser forms of housing become the norm, fewer residents have access to traditional backyards. This places a higher demand for parkland to be located nearby, designed for passive and active recreation. 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 and access municipal parks and recreation facilities.

3.2.1.

Park Development & Management

Goals

- An integrated system of diverse parks, facilities, trails, natural areas, rights-of-way, and urban plazas that supports diverse recreation, leisure, arts and cultural opportunities.
- Partnerships and collaborations enhance the stewardship of parks, trails and natural areas.

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. Prioritized closest to locations of growth and density;
   v. Integrated and connected to adjacent streets, parks, greenways, and active transportation routes; and,
   vi. 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. Preserving significant tree stands, significant environmentally sensitive features, and wildlife corridors;
   iii. Protecting tangible and intangible heritage and cultural resources;
   iv. Linking existing parks and key destinations; and,
   v. 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 a sufficient amount of parkland and open spaces to meet current and projected needs.

e. Integrate future parks planning with land use planning to ensure gaps in parkland access are proactively planned for.

Policy

f. Encourage development to add improvements to parks and trails where possible.

g. Ensure development of any new park facilities within the ALR, including trails and park facilities, receives approval of the ALC.

Making it Happen 108

Policy Area Sub-Sections or Land Use Designations

Policies are grouped under each Policy Area by theme.

Policies

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

Goals

Goals outline the overall aim and desired results for the Policy Area Sub-Section.

Action Items

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

Context & Opportunity

1.2.

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.

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 city is a community of choice, home to over 46,000 residents across its urban, suburban, and rural landscapes.

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.

Location

Context

Mission is strategically located in the Fraser Valley, bordered by the Fraser River, Abbotsford, Maple Ridge, Metro Vancouver municipalities, and the Fraser Valley Regional District. It is 20 minutes from the U.S. border via Highway 11 and connected to Metro Vancouver by the West Coast Express and Lougheed Highway. Its central location within British Columbia's Lower Mainland makes it a key point of connection between urban and rural communities, facilitating economic and residential expansion.

Opportunity

Mission's position in the Lower Mainland supports its role as a growing employment hub and residential community, offering strategic advantages for businesses and residents seeking connectivity and accessibility. The city's proximity to major transportation networks enables efficient movement of goods and people, fostering business growth and making it an attractive location for investment in housing, industry, and commercial development.

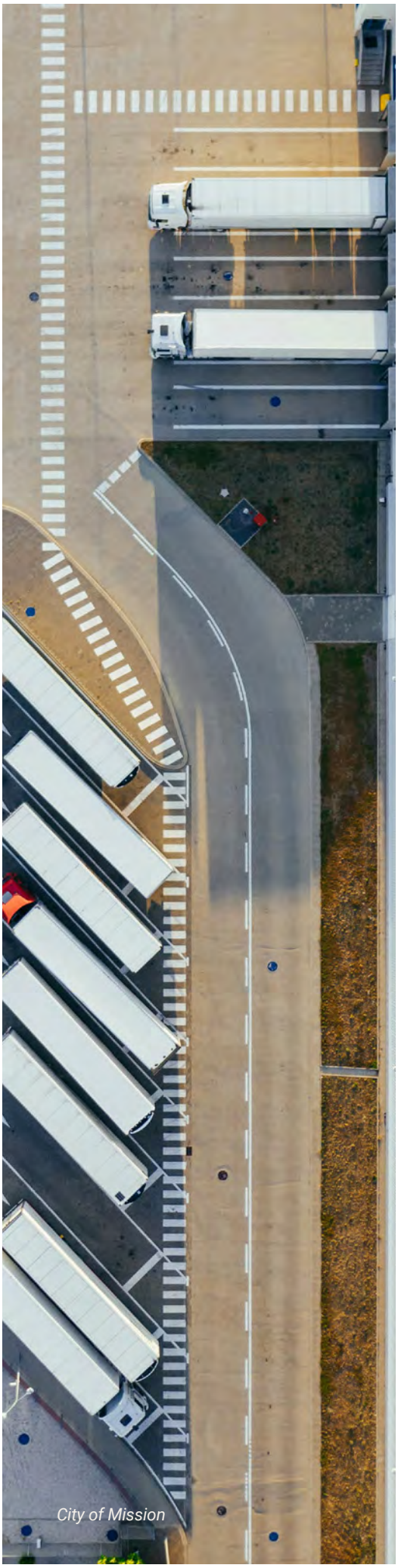
Housing

Context

Mission faces rising property values, limited rental options, and a shortage of affordable one-, two-, and three-bedroom units. Population growth has strained housing availability, impacting young families, seniors, and low-income residents. Without sufficient housing supply, long-term residents may be displaced, and the community's ability to attract new talent and workers may be compromised.

Opportunity

The OCP incorporates provincial housing legislation to increase housing diversity, including Small Scale Multi-Unit Housing. Partnerships with non-profits and developers aim to expand affordable housing, concentrating growth in Neighbourhood Centres to allow for greater housing diversity and improved access to daily needs. These measures will provide more options for residents at different income levels while ensuring sustainable and well-planned urban development.


City of Mission

Economy

Context

Historically built on forestry, agriculture, and the Fraser River, Mission remains home to a Municipal Forest generating revenue for the city. The demand for logistics and light industrial lands is increasing in the region, yet the Employment Lands Strategy warns of an increasingly worsening industrial land shortage that could limit local employment opportunities and tax base diversification. A lack of industrial space may also push businesses to relocate elsewhere, reducing Mission's ability to support a strong local workforce.

Opportunity

The OCP designates areas for new Neighbourhood Centres and light industrial expansion while leveraging regional transportation networks and natural amenities to drive economic growth in logistics, industry, food, retail, and tourism. The OCP calls for neighbourhood planning that will support employment through the Health and Wellness Hub, Lougheed Highway Corridor, and longer-term centres planning. By planning for employment lands now, Mission can ensure long-term economic stability and create more job opportunities for its growing population.

Population Growth

Context

Mission's current population is approximately 46,000 and is projected to grow by nearly 20,000 over the next 20 years. Demographic shifts include an increasing number of young families, long-time residents, and newcomers. As the city expands, comprehensive infrastructure and services must adapt to meet the needs of a larger and more diverse community.

Opportunity

The OCP integrates land use planning with evolving needs in housing, employment, parks, and community building to support a balanced and sustainable growth trajectory. Thoughtful planning will ensure that Mission remains a desirable place to live, offering high-quality amenities and services that enhance quality of life for both existing and future residents.

Year	Population
2021	41,519
2025	48,265
2030	52,448
2041	59,122
2045	66,000

Source: BC Stats and City of Mission

Demographics

Context

Mission has significant aging and youth populations. Recent Provincial data reports that 85% of youth never attend extracurricular programs, despite over half expressing interest in physical, outdoor, and after-school activities. This gap in youth programming highlights a need for more recreational opportunities and dedicated spaces that support the social and personal development of young people. Mission's senior residents need more accessible forms of housing along with community and health supports to ensure successful aging with wellness.

Opportunity

The OCP emphasizes the importance of community amenities and facilities to support education, youth and community well-being, and future career success, ensuring that infrastructure keeps pace with population growth. Expanding access to sports, arts, and mentorship programs can improve youth engagement and create stronger community ties, helping to foster a more vibrant and inclusive city for youth and residents of all ages and abilities.

Nature

Context

Mission features rainforests, the Fraser River, stream courses, wildlife habitats, and coastal mountains. These natural assets provide aesthetic, recreational, and agricultural benefits but also pose risks such as flooding, wildfires, and unstable slopes. As climate change intensifies, Mission must proactively manage these environmental hazards to protect public safety and preserve its natural landscape and work towards a future of reduced carbon emissions to help combat rising global temperatures.

Opportunity

The OCP aligns with and supports the Environmental Charter to promote urban densification while preserving key environmental features. Expanding eco-tourism and adventure tourism in a strategic and careful approach supports economic diversification and conservation efforts. By integrating environmental stewardship with urban planning, Mission can balance development with sustainability, ensuring long-term resilience and continued access to its rich natural resources.

1.3.

Engagement

In 2024 the City of Mission began a comprehensive review of its Official Community Plan. Over three phases of engagement substantial public feedback was received, helping to shape the overall vision, guiding principles, and plan content. The following provides a high-level overview of what was done and what was heard during engagement. The full reports can be found on the City of Mission website.

Phase 1

Phase 1 Engagement asked about Mission residents' values, vision, and priorities for the City. An online survey was open from April 24 to June 7, 2024.

By the numbers...

>750 **survey responses**
3,785 **comments**

Key Takeaways

Participants highlighted **the municipal forest, public spaces and events, and community members as the heart of Mission today**.

The key to a positive future in Mission was described as preserving these elements, and **ensuring that families and children are attracted to the community** and want to live there long-term.

Ensuring Mission's growth is supported through the development of **complete communities was a top priority** for participants.

Infrastructure, social and health services, and access to treed parks were identified as important elements to have in early phases of development.

Most participants supported growth, particularly in established urban neighbourhoods, along major roads, and in areas with existing plans and/or infrastructure.

Responses also showed support for growth in rural areas and development that can bring services and amenities to more neighbourhoods.

Phase 2

Phase 2 Engagement ran from June 17 to July 15. The core goals of this phase were to:

- Present an updated and refined guiding vision and principles for public feedback.
- Gather insights about resident priorities with respect to the location and accessibility of daily and social needs, amenities, services and parks.
- Gain insight and feedback on proposed new growth strategies and land use scenarios and their policy implications.

By the numbers...

>200 survey responses

>800 online map comments

>200 in-person participants at open houses, pop-ups, workshops, and a global café

Key Takeaways

More employment lands should be identified to support Mission's growing population with greater opportunities to live and work in Mission for the long-term.

Employment lands should be near highway and rail infrastructure rather than within or adjacent to existing residential.

Residents want more public transportation and active transportation options. Public transportation and active transportation options should be expanded to facilitate access to services and amenities not locally available.

The natural environment is a valued asset. 3 in 5 respondents stated that Mission's valued and protected natural spaces are very important to them.

Growth and density should be focused on the Downtown Core and community nodes. New residential growth and higher density development should be focused in the core area, south of 7th Ave, around Mission's historic downtown, and adjacent to Lougheed Highway and the West Coast Express station.

Secondary growth areas should be focused on expanding existing service and amenity hubs in the Neighbourhood Centres.

Phase 3

Conversations to address rural-specific planning continued with communities outside Mission's urban growth boundary. Rural residents' feedback was incorporated into the directions shared with the public during Phase 3 engagement, which ran from October 7 to November 1, 2024. The core goals of this phase were to:

- Present the evolving Big Moves and high-level shifting policy directions.
- Gain insight and feedback on the preferred land use map and its policy implications.

By the numbers...

>500 **survey responses about the 10 Big Moves**

>300 **map comments on the draft land use concept**

>150 **in-person open house attendees (at Stave Falls and Albert McMahon Elementary Schools)**

>25 **workshop participants with Committees of Council, key organizations and partners, and Council**

Key Takeaways

Neighbourhood Centre locations should be reviewed and revised prior to finalization of the OCP.

Neighbourhood Centres were supported generally but **require appropriate policy and regulation** to ensure they enable City growth objectives in a balanced manner.

The **Centennial Park and Leisure Centre hub should be emphasized for future growth** and investment.

Protect the natural environment of Mission, especially trees and tree canopy cover.

Ensure a balanced mix of uses including those with public benefit are included **for exhausted sand and aggregate pits**.

Prioritize relationship building and partnerships both within the community and between Administration and other levels of government.

Youth Engagement

Development of this OCP was supported in part by a PlanH grant that provided funding to support youth involvement in the OCP creation process. Between September 2024 and March 2025, the City of Mission and Fraser Health engage more than 700 youth and youth-serving organizations as part of the project.

By the numbers...

7 pop-up events at the Youth Centre

10 workshops with 15 Youth Voice Committee members

111 long-form survey responses

560 survey responses from youth in Mission schools

Key Takeaways

Youth are thinking about housing affordability. Youth are concerned that they may not be able to stay close to family and in Mission long-term given everything they hear and experience related to the housing market.

Youth want to be able to get to the places they want to go with transit, but often can't. This is especially true for those youth who want to access destinations outside of Mission.

Youth want to be close to nature. Respondents valued amenities like Heritage Park, Centennial Park, and the Fraser River, and would like more opportunities to be able to get to them on their own without needing adults.

Students value safe, well-lit streets with trees, sidewalks, and separation from traffic for both walking and biking. Feeling safe and comfortable being out in and moving around Mission was something not all youth feel they can be right now, but is something they would like to have.

CITY OF MISSION
ENGAGE MISSION
OFFICIAL COMMUNITY PLAN

Children's
teens
LET'S PLAN MISSION

MARK WHERE YOU ARE COMING FROM

1.4.

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.

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..
“Reconnecting with the land!”
“Working hard and watching my business grow!”
“Being cared for by my neighbours!”
“Being able to work and own a home here when I grow up!”
“Seeing eagles around my home!’
“Going to the theatre, galleries, and cultural productions!’
“Working, living, and playing in my city!’

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.

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.

1.5.

Regional Context Statement

In 2024, 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. As a long-range vision that considers transit, housing, parks, economic development, and the environment, Fraser Valley Future 2050 provides guidance to ensure municipalities and the Regional District work towards a shared future.

Note: *This Regional Context Statement (RCS) is included in draft form. As advised by the Fraser Valley Regional District, following adoption of OCP Bylaw 6350-2025, a separate OCP amendment process is required to update the RCS, as the OCP timelines does not provide sufficient time for the legislated review and approval process by the FVRD Board. The updated RCS shall be submitted with the Council Resolution to the FVRD Board for formal Acceptance by April 26, 2026.*

The vision for the Regional Growth Strategy is:

"The Fraser Valley Regional District will be a network of healthy, 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."

The Regional Growth Strategy includes a set of 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 is able to 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 on which we depend.
- **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.

All the FVRD goals are shared OCP goals reflected in OCP vision, principles, actions and policy.

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

	OCP Guiding Principles						
Regional Growth Strategy Goals	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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DOWNTOWN MISSION
CANADA POSTES
POST CANADA
Post Office
Bureau de poste

02 How We'll Grow

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 and Urban Design Strategy, Transportation, and Servicing Infrastructure considerations.

2.1.

Land Use & Urban Design Strategy

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

By taking a "Nodes and Corridors" approach to growth, the City is strategically allocating future growth and development primarily towards the Downtown, Waterfront, Neighbourhood Centres, and corridors where the City already has the highest transit service, highest capacity sewer and water servicing infrastructure, arterial roads, telecommunications, and other services. This approach makes the most efficient use of existing investments in City infrastructure and amenities while increasing access to daily needs from residents' homes. Residents will be able to access employment, schools, recreation, shopping, and services within a connected, attractive, and convenient mobility network of transportation options. This will help to create a more livable Mission for all.

The Land Use & Urban Design Strategy provides direction for land use, urban design, neighbourhood planning, the Urban Growth Boundary, an Industrial Plan, and a Rural Mission Strategy.

2.1.1.

Land Use Designations

Land Use Designations provide a built form structure for the entire city, from the downtown core to its rural north and Municipal Forest.

With 23 distinct land use designations in the OCP, this chapter provides a clear framework for guiding growth, urban design, and development. The designations are tailored to ensure that land is used efficiently, balancing the needs of residential, commercial, industrial, agricultural, and recreational activities, and helping to preserve Mission's range of unique 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. Future design guidelines must provide clear direction for more nuanced urban design outcomes related to distinct land use designations and specific built form typologies to ensure that the City grows with good urban design. 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. A focused and comprehensive approach to future Design Guidelines work for form and character is included within this section.

Further detail and more specific zones that fit within these designations will be implemented through the Zoning Bylaw.

2.1.1.1. General

In addition to the individual designation policies, the following outline key priorities, entitlements, and opportunities for using land use planning, including Zoning Bylaw regulation, to achieve the City's overall vision. Specifically for urban design, it is important to recognize that more detailed Development Permit Area guidelines must be created to help provide further nuance and specificity to the high-level urban design policy included within this OCP.

Action Items

a. Investigate the use of inclusionary zoning to deliver affordable housing.

b. Investigate opportunities to delegate design approvals and variances to staff to:
   i. Streamline approvals processes; and
   ii. Reduce subjective evaluation.

c. Prepare a new Development Permit Area form and character map with corresponding sections for:
   i. General Design Guidelines, including overall guidelines for all residential and mixed land use projects to achieve.
   ii. Design Guidelines by specific building types including, commercial, institutional (recognizing jurisdictional boundaries), and industrial.
   iii. Design Guidelines for Primary and Secondary Neighbourhood Centres and the Downtown that require planning for the full identified centre so that individual development integrates cohesively with adjacent development within a Neighbourhood Centre.
   iv. Prioritization of public views over private views.
   v. Considering active transportation planning in new development.
   vi. Outlining design elements that can be adjusted based on unique geographic features.
   vii. Ensuring commercial development provides adequate parking shared by customers, staff, and building residents.
   viii. Frameworks for delegating variances to City Administration.

Policy

d. Review development applications from a neighbourhood-level perspective, ensuring individual applications contribute to the long-term comprehensive development of neighbourhoods.

e. Ensure strata development serves the public interest and develops in a manner that positively contributes to the long-term comprehensive development of neighbourhoods.

f. Allow urban agriculture within all land use designations located within the OCP Urban Growth Boundary.

g. Allow public utilities, community services, paths, trails, open space, and parks in all land use designations, consistent with Provincial legislation and regulations.

h. Allow daycares that meet legislative and licencing requirements in all land use designations.

i. Ensure the City maintains a standardized engagement approach for land use planning projects.

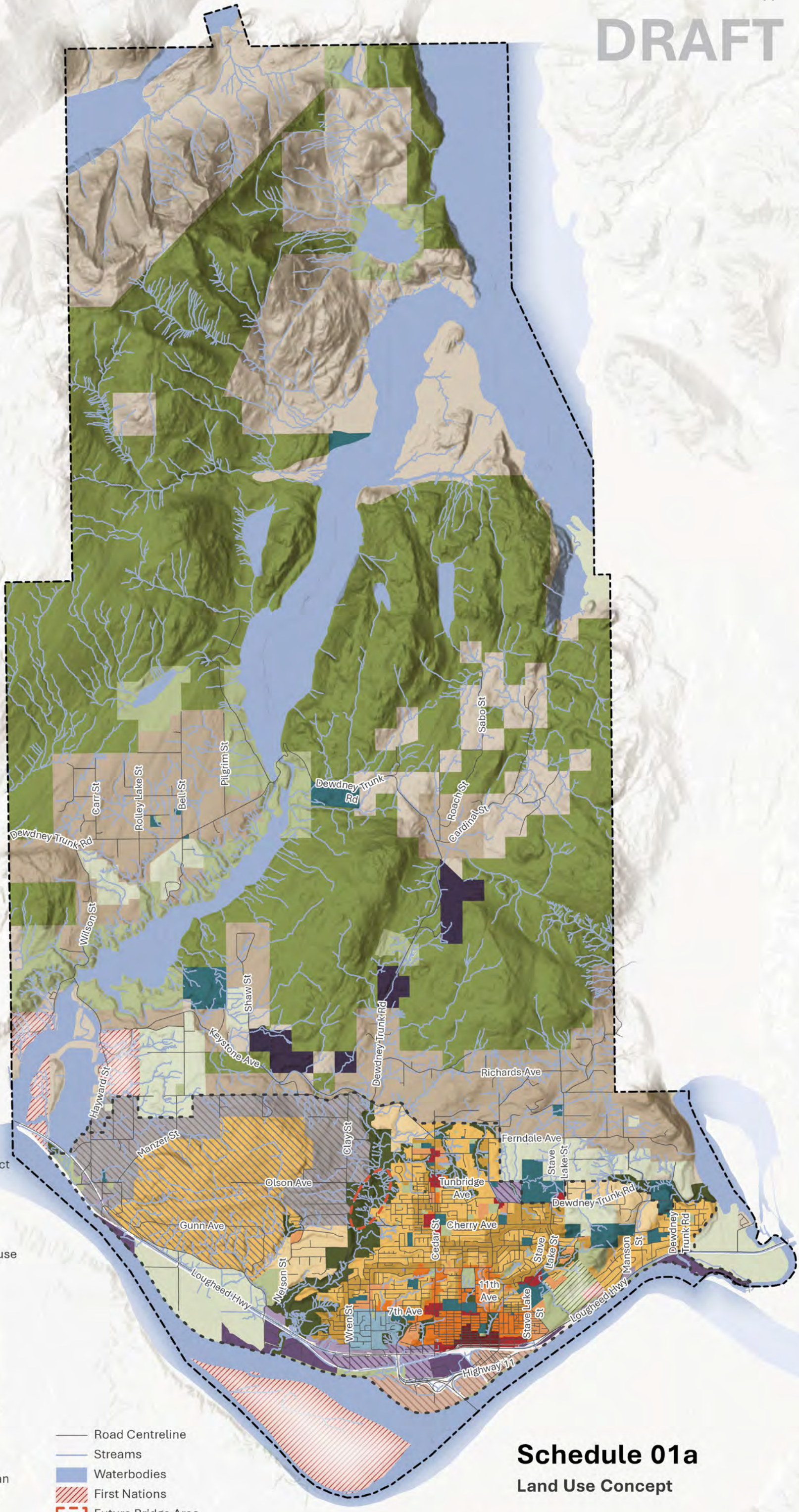
j. Prioritize the following community benefits when allowing density bonuses:
   i. Affordable housing;
   ii. Health and social welfare spaces;
   iii. Childcare facilities;
   iv. Youth facilities;
   v. Parkland;
   vi. Plazas and other outdoor public spaces;
   vii. Public indoor cultural spaces
   viii. Other benefits that support emergent or priority community needs within the Local Government Act's eligible categories, subject to Council endorsement.

k. Discourage rezoning proposals that preclude the potential for a higher density development on adjacent lands.

l. Support lot consolidations and discourage individual lot orphaning to enable cohesive and comprehensively planned redevelopment.

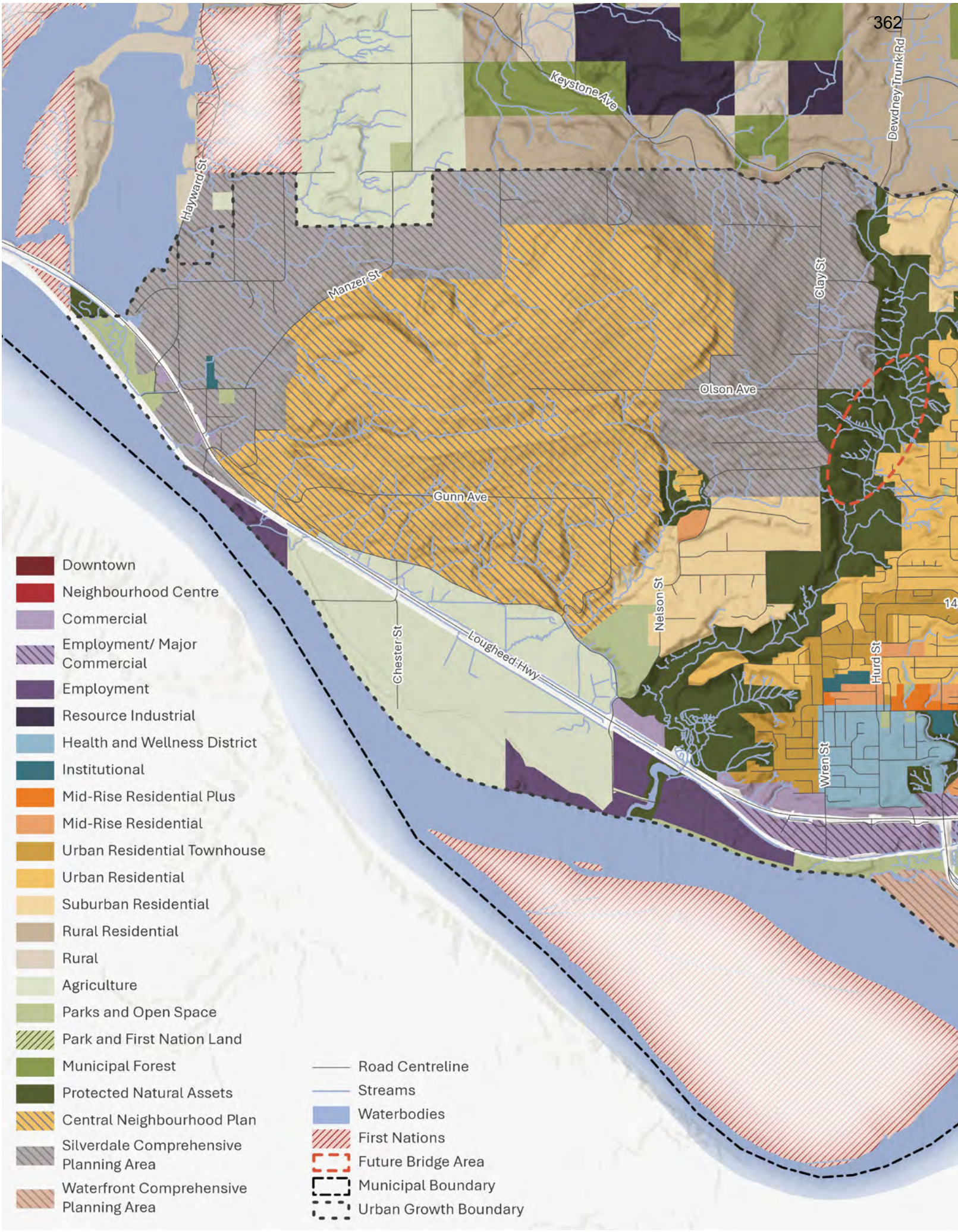
DRAFT

For the most up-to-date mapping information visit the City of Mission Web Map at www.map.mission.ca



Schedule 01a

Land Use Concept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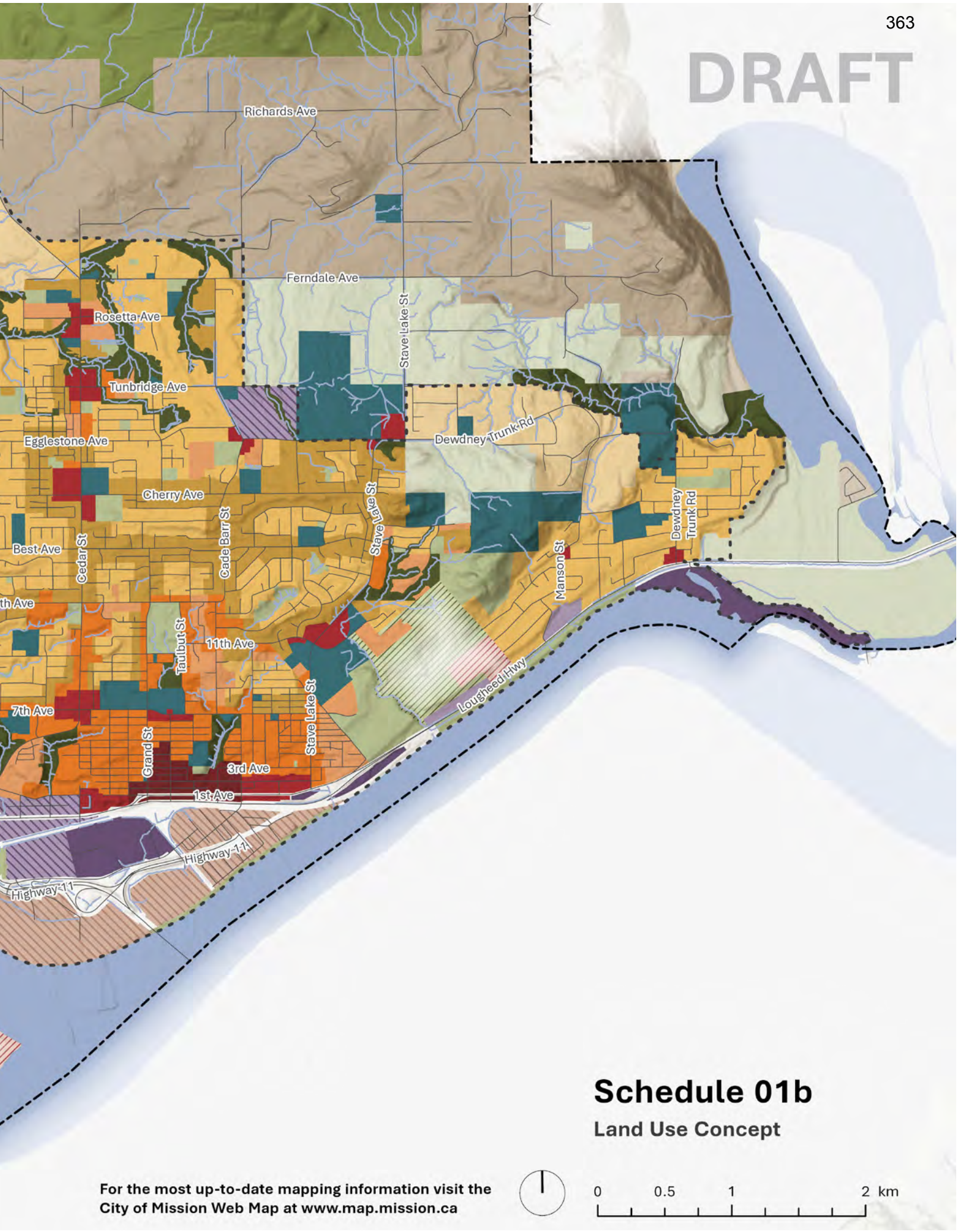
Hayward St
Manzer St
Clay St
Olson Ave
Gunn Ave
Nelson St
Chester St
Lougheed Hwy
Hurd St
Wren St
Downtown
Neighbourhood Centre
Commercial
Employment/ Major Commercial
Employment
Resource Industrial
Health and Wellness District
Institutional
Mid-Rise Residential Plus
Mid-Rise Residential
Urban Residential Townhouse
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
Road Centreline
Streams
Waterbodies
First Nations
Future Bridge Area
Municipal Boundary
Urban Growth Boundary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Taulbut St
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Grand St
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Highway 11
Schedule 01b
Land Use Concept
For the most up-to-date mapping information visit the City of Mission Web Map at www.map.mission.ca
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2.1.1.2.

Downtown

Land Uses

- Commercial
- Institutional
- Mixed-Use
- Residential

Density

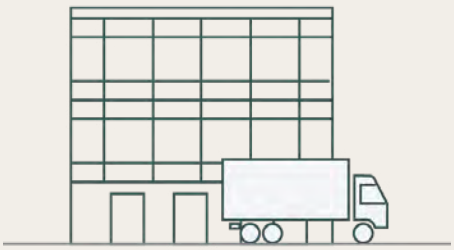
- Within the Transit Oriented Area (Bylaw 6292-2024)
  i. **3.5 FSR** *Minimum (Tier 4)*
  ii. **2.5 FSR** *Minimum (Tier 5)*
  iii. **6.0 FSR** *Maximum Bonusable*
- Outside the Transit Oriented Area
  i. **1.0 FSR** *Minimum*
  ii. **4.5 FSR** *Maximum*
  iii. **6.0 FSR** *Maximum Bonusable*

Height

- Within the Transit Oriented Area (Bylaw 6292-2024)
  i. **No Maximum** *Tier 4 with Bonusing*
  ii. **6 Storeys** *Tier 5 Maximum*
- Outside the Transit Oriented Area
  i. **6 Storeys** *Maximum*
  ii. **No Maximum** *with Community Benefits*

Example Development Types

Shops with Residential Above



Office Buildings

Multi-Residential Buildings & Towers

Schools & Other Institutional Uses

As Mission's historic heart, most densely developed neighbourhood, and gathering place for the arts, shopping, festivities, civic engagement, and more, the Downtown is a unique, historic, and highly valued place.

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 higher densities and types of developments that will help its businesses thrive.

Downtown is envisioned to continue growing upwards, 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. Downtown will become an even more connected place, with streets, laneways, and connections throughout designed to prioritize safe pedestrian use. 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.

Urban Design

a. Minimize shadowing impacts on parks, privately-owned public spaces, and main streets in the Downtown.

b. Prioritize taller development on the north side of Downtown to minimize shadowing on the main street and main commercial areas.

c. 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 vehicle access across sidewalks along Downtown frontages.

   iv. Requiring development to address all street frontages through active commercial or grade-oriented residential uses.

d. Encourage large-scale development to provide privately-owned public spaces, including plazas or parklets.

e. Encourage the coordinated provision of POPS privately-owned public spaces to create consolidated, central plazas or gathering spaces that foster community gathering.

f. Encourage businesses in these areas to spill out into the street and setback area adjacent to the street to create an animated public realm.

g. Encourage rooftop patios and rooftop commercial uses.

h. Provide elevated courtyards with private outdoor amenities within developments.

i. Ensure public developments are designed to have their own identity, with prominent features focusing on their primary entrances.

Action Items

j. Encourage greater population density downtown by establishing minimum residential densities for development through Zoning Bylaw updates.

Policy

k. Allow for innovative and creative mixing of uses in Downtown development, embracing opportunities to deliver additional amenities, community spaces, and services to residents.

l. Prioritize commercial development on the ground floor and limit residential uses to the second storey and above on North Railway Avenue, 1st Avenue, and 2nd Avenue.

m. Prioritize the further development of 1st Avenue and Railway Avenue as Downtown's commercial, cultural, and entertainment heart.

n. Support the development of institutional uses along 2nd Avenue, fostering an emerging culture district.

o. Require all at-grade residential units to have direct access facing the street for all other multi-residential development not located on North Railway Avenue, 1st Avenue, or 2nd Avenue.

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.

q. Ensure development conforms with and supports the relevant the Downtown area policies in this document.

Downtown Precedents

2.1.1.3.

Neighbourhood Centre

Land Uses

- Commercial
- Institutional
- Mixed-use
- Residential

Density

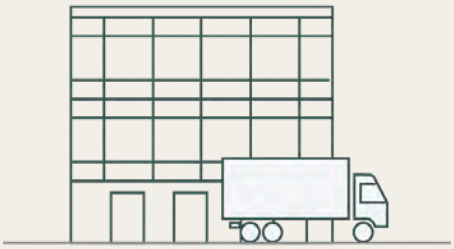
- Primary Neighbourhood Centre
  i. **1.0 FSR** *Minimum*
  ii. **2.0 FSR** *Maximum*
  iii. **3.0 FSR** *Maximum with Community Benefits*
- Secondary Neighbourhood Centre
  i. **0.5 FSR** *Minimum*
  ii. **1.5 FSR** *Maximum*
  iii. **2.0 FSR** *Maximum with Community Benefits*

Height

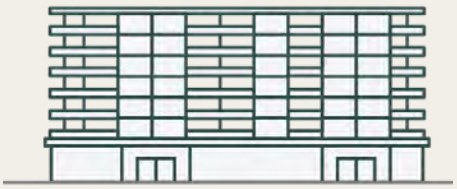
- Primary Neighbourhood Centre
  i. **6 Storeys** *Maximum*
  ii. **8 Storeys** *Maximum with Community Benefits*
- Secondary Neighbourhood Centre
  i. **6 Storeys** *Maximum*
  ii. **8 Storeys** *Maximum with Community Benefits*

Example Development Types

Shops with Residential Above



Office Buildings



Multi-Residential Buildings

Schools

Townhouses

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 meet their daily needs while also providing additional housing choice in focused locations. 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. Recognizing the need for a gradient in the types of neighbourhood centres serving Mission residents, two categories of Neighbourhood Centre are proposed: Primary Neighbourhood Centre and Secondary Neighbourhood Centre. These Neighbourhood Centres have different building density, height and architectural features complementing the communities they serve.

Schedule 02 distinguishes between Primary and Secondary Neighbourhood Centres.

Urban Design

a. Minimize shadowing impacts on parks, privately-owned public spaces, and main streets in the Neighbourhood Centres.

b. 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.

c. 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.

d. Encourage large-scale development to provide privately-owned public spaces, including plazas or parklets.

e. Encourage the coordinated provision of privately-owned public spaces in Neighbourhood Centres to create consolidated, central plazas or gathering spaces that foster community gathering.

f. Encourage businesses in these areas to spill out into the street and setback area adjacent to the street to create an animated public realm.

g. Encourage rooftop patios and rooftop commercial uses.

h. Ensure public developments are designed to have their own identity, with prominent features focusing on their primary entrances.

i. Require all ground floor uses be grade-oriented to ensure direct and safe access for users of all ages and abilities.

j. 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.

Policy

Neighbourhood Centre Precedents

2.1.1.4.

Health and Wellness Hub

Land Uses

- Commercial
- Institutional
- Mixed-use
- Residential

Density

i. **0.5 FSR** *Minimum*

ii. **2.0 FSR** *Maximum*

iii. **3.0 FSR** *Maximum with Community Benefits*

Height

i. **6 Storeys** *Maximum*

ii. **3 Storeys** *Maximum Residential Height*
(in residential buildings that are not mixed-use or developed in accordance with the City's Density Bonusing provisions)

Example Development Types

Existing Community Uses

Professional Clinics

Mixes of Residential Densities

Townhouses

The Health and Wellness Hub 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 coordinates the distinct nature of the area surrounding the Mission Memorial Hospital. It provides opportunities for strategic growth and investment in healthcare, ancillary healthcare-supportive community, medical, and wellness services, as well as mixed-use and multi-unit housing.

This destination supports professionals in healthcare, individuals benefiting from care, and residents in general, and is intended to help create a specialized Neighbourhood Centre that prioritizes investments in standalone clinics, lab space, specialized pharmacy, outpatient care, counsellors, social workers, assisted living agencies, mental health day programs, and group homes. The Health and Wellness Hub will help manage the effective planning and transition to future OCP designations. Once the Health and Wellness Hub neighbourhood plan is complete, these lands will be amended in the OCP to reflect the newly established planning framework.

Urban Design

a. Minimize shadowing impacts on parks, privately-owned public spaces, and passive recreation spaces within the hospital grounds.

b. 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.

c. Encourage large-scale development to provide privately-owned public spaces, including plazas or parklets.

d. 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.

e. Encourage businesses in these areas to spill out into the street and setback area adjacent to the street to create an animated public realm.

f. Provide elevated courtyards with private outdoor amenities within developments.

g. Ensure public developments are designed to have their own identity, with prominent features focusing on their primary entrances.

Action Items

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

Policy

i. 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.

j. Encourage primarily health and social welfare uses to locate in this area.

k. Require all ground floor non-residential uses be grade-oriented to ensure direct and safe access for users of all ages and abilities.

Health & Wellness District Precedents

2.1.1.5.

Mid-Rise Residential

Land Uses

- Residential
- Commercial

Density

i. **0.5 FSR** *Minimum*
ii. **2.0 FSR** *Maximum*
iii. **1.0 FSR** *Maximum Bonus for Rental Apartments*
iv. **3.0 FSR** *Maximum with Rental Apartment Bonus*

Height

i. **4 Storeys** *Maximum*

Mid-Rise Residential is a broad designation intended to allow for apartments up to 4-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.

Example Development Types

Urban Design

a. Transition building height to lower density neighbouring developments.

b. Orient buildings towards all street frontages.

c. Optimize site layout and building orientation to maximize sunlight and views.

d. Maximize ground-level activation by requiring ground-oriented units along all non-laned frontages.

e. Prioritize incorporating all parking within the building footprint.

f. Place surface parking behind buildings.

g. Use setbacks to provide space for private patios and stairs.

h. Create a clear distinction between private and public realms along frontages through distinct walkways, fencing, planting, and elevation changes.

i. Require loading areas to be located internally within buildings.

j. 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.

k. Encourage large-scale development in these areas to provide privately-owned public spaces, including plazas or parklets.

Action Items

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

Policy

m. Allow flexibility for developments that incorporate or protect heritage buildings.

n. Ensure a hierarchy of residential built forms is supported so that a respectful transition between Neighbourhood Centres and Urban Residential can be established.

o. Allow limited commercial uses at-grade in transitional zones between Neighbourhood Centres and Urban Residential areas.

p. Allow accessory commercial uses associated with a residential care, childcare facility, local small-scale food or grocery services.

q. Allow live-work units at-grade.

2.1.1.6.

Mid-Rise Residential Plus

Land Uses

- Residential
- Commercial

Density

i. **0.5 FSR** *Minimum*
ii. **2.0 FSR** *Maximum*
iii. **1.0 FSR** *Maximum Bonus for Rental Apartments*
iv. **3.0 FSR** *Maximum with Bonus*

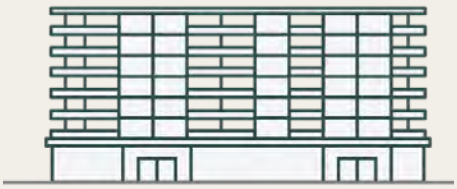
Height

i. **6 Storeys** *Maximum*

Mid-Rise Residential Plus recognizes strategic areas around the Downtown, Primary Neighbourhood Centres, and limited corridors where additional development intensity may be warranted. This designation allows for the same typologies as Mid-Rise Residential, but with additional opportunities for height up to 6 storeys.)

As with the Mid-Rise Residential designation, Mid-Rise Residential Plus 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.

Example Development Types



Urban Design

a. Transition building height to lower density neighbouring developments.

b. Orient buildings towards all street frontages.

c. Optimize site layout and building orientation to maximize sunlight and views.

d. Maximize ground-level activation by requiring ground-oriented units along all non-laned frontages.

e. Prioritize incorporating all parking within the building footprint.

f. Place surface parking behind buildings.

g. Use setbacks to provide space for private patios and stairs.

h. Create a clear distinction between private and public realms along frontages through distinct walkways, fencing, planting, and elevation changes.

i. Require loading areas to be located internally within buildings.

j. 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.

k. Encourage large-scale development in these areas to provide privately-owned public spaces, including plazas or parklets.

Action Items

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

Policy

m. Allow flexibility for developments that incorporate or protect heritage buildings.

n. Ensure a hierarchy of residential built forms is supported so that a respectful transition between Neighbourhood Centres and Urban Residential can be established.

o. Allow limited commercial uses at-grade in transitional zones between Neighbourhood Centres and Urban Residential areas.

p. Allow accessory commercial uses associated with a residential care or childcare facility.

q. Allow live-work units at-grade only.

Mid-Rise Precedents

2.1.1.7.

Urban Residential (SSMUH)

Land Uses

- Residential
- Home Occupation

Density

i. **0.75 FSR** *Maximum*

Height

i. **3 Storeys** *Maximum*

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 and Mission's Zoning Bylaw include duplexes, triplexes, fourplexes, and infill townhouses.

Urban Design

a. Transition building height to lower density neighbouring developments.

b. Incorporate appropriate setbacks from neighbouring properties.

c. Orient buildings towards all street frontages.

d. Optimize site layout and building orientation to maximize sunlight, views, and open space for landscaping and trees.

e. Place surface parking behind buildings wherever possible.

f. Use setbacks to provide space for private patios and stairs.

Policy

g. Allow flexibility for developments that incorporate or protect heritage buildings.

h. Allow for a range of residential uses including residential care.

i. Allow for secondary suites where appropriate zoning allows them.

j. Support the use of Urban Residential properties for home occupations.

2.1.1.8.

Urban Residential Townhome

Land Uses

- Residential
- Home Occupation

Density

i. **0.5 FSR** *Minimum*

ii. **1.0 FSR** *Maximum*

Height

i. **3 Storeys** *Maximum*

The Urban Residential Townhouse designation permits the same variety of principal residential uses as Urban Residential with the addition of increased density up to 1.0 FSR and the ability to develop townhouses with secondary suites, back-to-back townhouses, and stacked townhouses.

Urban Design

a. Transition building height to lower density neighbouring developments.

b. Incorporate appropriate setbacks from neighbouring properties.

c. Orient buildings towards all street frontages.

d. Optimize site layout and building orientation to maximize sunlight, views, and open space for landscaping and trees.

e. Place surface parking behind buildings wherever possible.

f. Use setbacks to provide space for private patios and stairs.

Policy

g. Allow flexibility for developments that incorporate or protect heritage buildings.

h. Allow for a range of residential uses including residential care.

i. Allow for secondary suites where appropriate zoning allows them.

j. Support the use of Urban Residential properties for home occupations.

2.1.1.9.

Suburban Residential

Land Uses

- Residential
- Home Occupation
- Agriculture

Lot Size

i. **0.1 ha** *Minimum lot size for lots with water and sewer and/or approved on-site septic system*

ii. **0.36 ha** *Minimum lot size for lots without water and sewer and/or approved on-site septic system*

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.

Urban Design

a. Incorporate appropriate setbacks from neighbouring properties.

b. Orient buildings towards all street frontages.

c. Optimize site layout and building orientation to maximize sunlight and views.

d. Place surface parking behind buildings wherever possible.

e. Use setbacks to provide space for private patios and stairs.

Policy

f. Allow for a range of residential uses including residential care where on-site servicing can support them.

g. Allow for secondary suites where appropriate zoning allows them.

h. Allow residential development intensity up to fourplexes where appropriate zoning allows them.

i. Support the use of Suburban Residential properties for home occupations.

j. Encourage the sale of locally produced agricultural products on-site.

k. Limit the operation of commercial-scale agriculture.

l. Support the development of more than two units per lot only in instances where SSMUH criteria are met.

m. Ensure development is consistent with the regulations of the Agricultural Land Commission for parcels located on Agricultural Land Reserve.

Urban & Suburban Precedents

2.1.1.10.

Rural Residential

Land Uses

- Residential
- Home Occupation
- Agriculture

Density

i. **1.42 units per ha** *Maximum*

Lot Size

i. **0.7 ha** *Minimum lot size*

The Rural Residential designation is intended to allow for larger-lot, un-serviced residential development outside the Urban Growth Boundary, and proposes no densification beyond the existing permissions. 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.

Policy

a. Allow for a range of residential uses including residential care and secondary units where on-site servicing can support them.

b. Support the use of Rural Residential properties for home occupations.

c. Encourage the sale of locally produced agricultural products on-site.

d. Limit the expansion of commercial-scale agriculture.

2.1.1.11.

Rural

Land Uses

- Residential
- Agriculture

Lot Size

i. **1.6, 3.6, or 8.0 ha**
Minimum lot size (depending on appropriate zoning)

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. This designation proposes no densification in Rural areas beyond current permissions.

Policy

a. Allow for a range of residential uses including residential care and secondary units where on-site servicing can support them.

b. Encourage the sale of locally produced agricultural products on-site.

c. Limit the expansion of commercial-scale agriculture.

d. Ensure development is consistent with the regulations of the Agricultural Land Commission for parcels located on Agricultural Land Reserve.

2.1.1.12.

Institutional

Land Uses

- Institutional
- Mixed-Use Residential
- Commercial

Density

i. **1.0 FSR** *Minimum*
ii. **1.5 FSR** *Maximum*
iii. **2.5 FSR** *Minimum FSR in the Downtown TOA*
iv. **3.0 FSR** *Maximum with Community Benefits*

Height

i. **6 Storeys** *Maximum*
(maximum height can exceed 6 storeys in the Downtown TOA)

This designation represents Mission's social infrastructure, providing vital services and amenities to community with cultural events, sports facilities, wellness uses, daycares, and much more. 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 and expanded social infrastructure.

Urban Design

a. Minimize shadowing impacts on parks, privately-owned public spaces, and neighbouring lower-density properties.

b. 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.

c. Provide adequate screening of at-grade parking and façade activation in instances where employment uses at-grade are not economical to provide.

d. Encourage large-scale development to provide privately-owned public spaces, including plazas or parklets.

e. Encourage the provision of privately-owned public spaces in Institutional developments to create linkages through properties or gathering spaces that foster community gathering.

f. Provide elevated courtyards with private outdoor amenities within developments.

g. Ensure public developments are designed to have their own identity, with prominent features focusing on their primary entrances.

Action Item

h. 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

i. Allow at-grade residential uses secondary to the primary institutional use.

j. Allow commercial uses at-grade secondary to the primary institutional use.

Institutional Precedents

2.1.1.13.

Employment & Major Commcercial

Land Uses

- Commercial
- Employment
- Institutional
- Mixed-use Residential

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.

Recognizing that the Lougheed Corridor west of the Cedar Valley Connector is a vehicle-oriented place served directly by major highways with a lack of community amenities, lands with this designation are not intended to be developed with residential uses. However, in certain circumstances, residential uses located above employment or commercial uses can be considered with performance conditions satisfied through Development Permit Area guidelines.

Urban Design

a. Do not limit maximum building height for light industrial buildings.

b. Encourage innovative higher density stacked structures comprised of multiple floors of industrial spaces.

c. Support opportunities for private development to create new intermodal rail and port connections in these areas.

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. Locate loading bays, outdoor storage, and garbage enclosure areas behind buildings and separated from view from public streets.

g. Provide adequate screening of at-grade parking and façade activation in instances where employment uses at-grade are not economical to provide.

h. Limit off-site impacts, such as noise, heat, odour, dust, vibration, light, or waste impacts that are disruptive to adjacent uses.

Policy

i. Encourage a mix of living-wage employers that elevate the City's community profile for employment and commercial uses across development sites.

j. 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.

k. Encourage the co-location of "creative" uses such as coffee roasters, breweries, and industrial design-to-light-manufacturing enterprises to create localized destinations.

l. Expedite development of employment uses by delegating variance approvals to City Administration.

2.1.1.14.

Employment

Land Uses

- Employment
- Institutional

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

Urban Design

a. Transition building height to lower density neighbouring developments.

b. Orient buildings towards all street frontages.

c. Locate parking areas larger than a double-loaded lane of parking behind buildings.

d. Screen parking areas larger than a double-loaded lane of parking from view from public streets.

e. Create a clear distinction between private and public realms along frontages through distinct walkways, fencing, planting, and elevation changes.

f. Require loading areas to be located internally within buildings wherever possible.

g. Where internal loading is not possible, locate loading bays, outdoor storage, and garbage enclosure areas behind buildings and separated from view from public streets.

h. Encourage innovative higher density stacked structures comprised of multiple floors of industrial spaces.

i. Provide adequate screening of at-grade parking and façade activation in instances where employment uses at-grade are not economical to provide.

j. Limit off-site impacts, such as noise, heat, odour, dust, vibration, light, or waste impacts that are disruptive to adjacent uses.

Policy

k. Allow limited retail space at-grade and limited retail and office space above grade.

l. Encourage the co-location of “creative” uses such as coffee roasters, breweries, and industrial design-to-light-manufacturing enterprises to create localized destinations.

2.1.1.15.

Commercial

Land Uses

- Commercial
- Employment
- Institutional
- Mixed-use Residential

Density

i. **1.0 FSR** *Minimum*

ii. **1.5 FSR** *Maximum*

iii. **3.0 FSR** *Maximum with Community Benefits*

Height

i. **6 storeys** *Maximum*

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.

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.

Commercial & Employment Precedents

2.1.1.16.

Resource Industrial

Land Uses

- *All sites designated Rural Industrial:*
  - Resource Extraction
  - Resource Processing
- *Following a site-specific OCP amendment to lands designated Rural Industrial:*
  - Employment
  - Commercial
  - Institutional
  - Other uses as supported by Council

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.

Action Items

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

Policy

b. Require an OCP amendment prior to allowing any proposed change of use from resource extraction.

c. Require change of use applications in Resource Industrial lands to comply with the Rural Industrial Plan of this OCP and all other requirements.

2.1.1.17.

Agriculture

Land Uses

- Agriculture
- Residential

This includes all lands located within the Agricultural Land Reserve (ALR) as identified 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.

Action Items

a. Review and update the Zoning Bylaw as necessary to ensure the development of agri-tourism activities and value-added production on ALR lands are adequately supported provided they comply with the *Agricultural Land Commission Act* and ALR Use Regulation.

Policy

b. Support innovative agricultural practices that enhance the productivity, sustainability, and resilience of farming operations within the ALR provided they complement primary agricultural uses.

c. Encourage the development of commercial agri-industrial and agri-research activities near the Lougheed Highway ALR lands in Silverdale to enhance agricultural viability.

d. Encourage active farming operations throughout Mission's ALR properties.

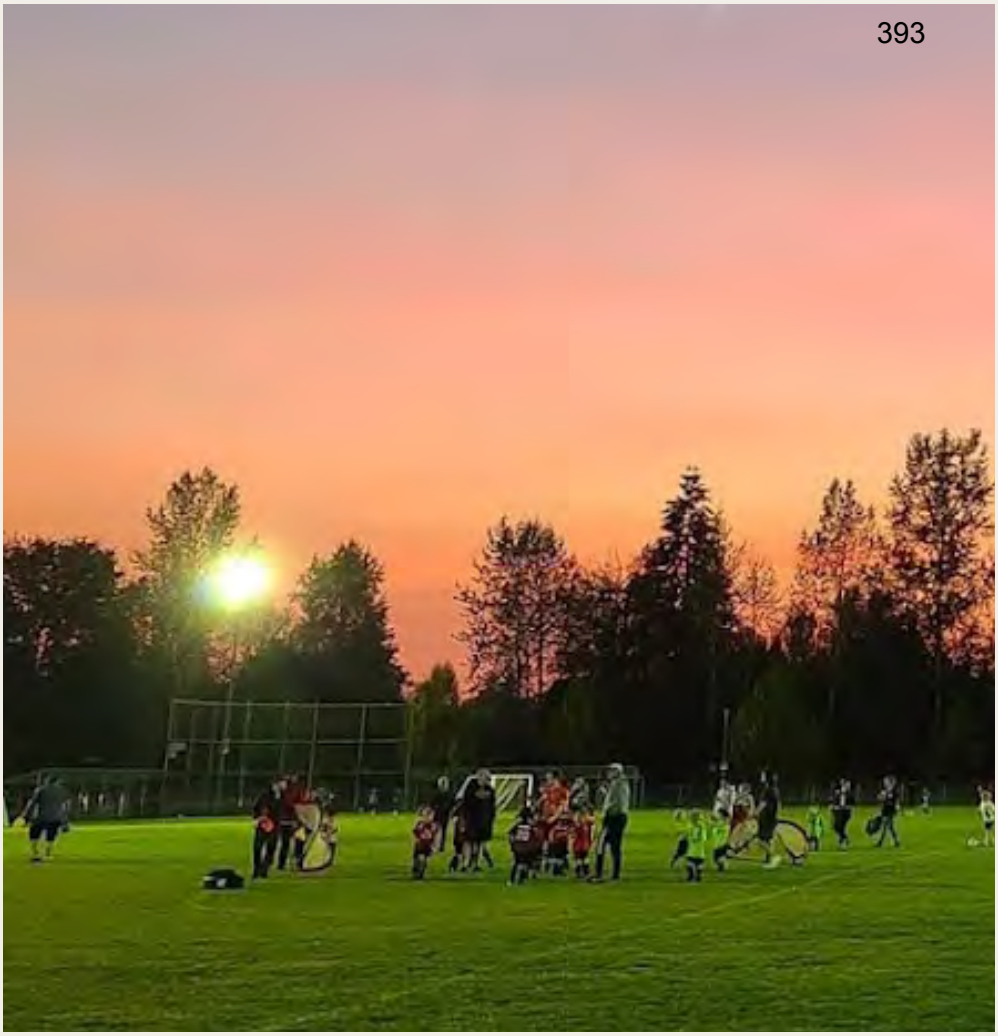
e. Allow the development of residential development with accessory units that are consistent with the ALCA and ALR Use Regulation.

2.1.1.18.

Parks & Open Spaces

Land Uses

- Recreation
- Protected Natural Assets
- Commercial



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.

Policy

a. Support the development of both active and passive recreation for all ages in parks and open spaces.

b. Preserve the natural landscape and ecological features within existing parks and open spaces when park improvements and recreation infrastructure are being developed.

c. Recognize that some changes to the natural landscape and ecological features within new parks may be required to fully develop into usable park space through sound environmental and park planning practices.

d. Avoid or minimize use of parks for public infrastructure unless done through agreement with the Director of Parks and Recreation.

e. 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.

f. Connect parks and green spaces by trails or active transportation links where possible.

g. Ensure development is consistent with the regulations of the Agricultural Land Commission for Parks and Open Space parcels located on Agricultural Land Reserve.

h. Integrate Parks and Open Space with regional and provincial parks and open spaces by enhancing active transportation connections between communities and recreational areas.

2.1.1.19.

Municipal Forest

Land Uses

- Forestry

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.

Action Items

a. Create a forum for ongoing discussions with non-profit organizations operating within the Tree Farm Licence to occur.

b. Identify opportunities for organizations to appropriately expand and support recreational access to these lands.

Policy

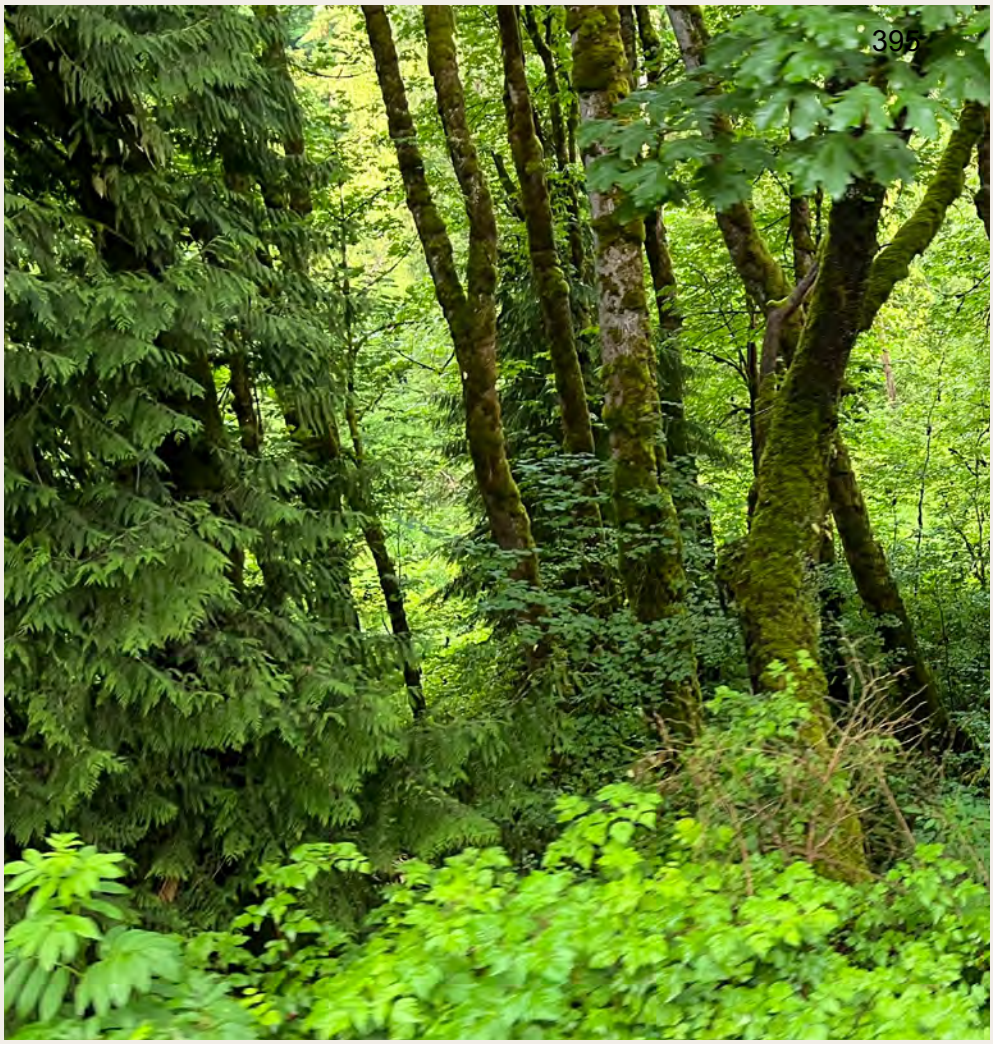
c. Support the use of these lands for recreational uses where they do not compromise the operational viability of the Municipal Forest.

d. Support opportunities to leverage the Municipal Forest for further local economic investment, 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.

e. Consider opportunities to explore expansion of the Tree Farm Licence in partnership with local First Nations.

2.1.1.20.

Protected Natural Assets



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.

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. Provide negotiated density/ land value transfer credits for landowners conveying PNA to the City where applicable to protect PNA designated areas on the same development properties.

d. Areas designated as PNA may also require rehabilitation to ensure long-term ecosystem health and productivity.

e. Consider including active transportation corridors within the edge portions of Protected Natural Asset designated areas in alignment with sound environmental planning practice.

f. Require boundary revisions where requested to be accomplished within the subject development property and with no net loss of the PNA area or quality of the PNA.

g. 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.

h. Engage in regional benchmarking and best practices review with partners throughout the Lower Mainland.

2.1.1.21.

Silverdale Comprehensive Planning Area

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.

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. Active transportation networks and connections;

   vi. Outdoor sports complex; and

   vii. Other priorities of Council as directed at the outset of neighbourhood planning.

2.1.1.22.

Waterfront Comprehensive Planning Area

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.

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.

2.1.1.23.

Parks and First Nation Land

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.

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.

2.1.1.24.

First Nations

First Nations lands are indicated on the Land Use Schedule 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.

2.1.2.

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.

Existing Plans

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 guides the growth and development of the Cedar Valley neighbourhood. It outlines land use designations, infrastructure planning, and environmental protection considerations to accommodate residential, commercial, and industrial needs. The plan includes local employment areas, such as the proposed Cade Barr Business Park, to provide job opportunities and support economic growth. 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.

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 incorporates some commercial, connecting trails, a park, 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.

Future Plans

Health and Wellness Hub Neighbourhood Plan

The Health and Wellness Hub Neighbourhood Plan is intended to coordinate future growth and change around the area surrounding the Mission Memorial Hospital. The Health and Wellness Hub 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 support this medical employment centre.

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.

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 neighbourhood character, 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.

2.1.2.1. Preparing Neighbourhood Plans

When developing a new neighbourhood plan, a standardized approach allows for continuity in planning processes ensuring public consultation, community input, and technical and senior government considerations are embedded. Land use designation planning has been completed through existing neighbourhood plans and the OCP update. The Health and Wellness Hub, Cherry Avenue Special Study Area, and the Silverdale Comprehensive Planning Area will all require further land use planning. The Lougheed Corridor has also been included for further neighbourhood planning as part of the OCP. Design Guideline work for form and character will be part of a comprehensive approach, therefore, neighbourhood planning work except for areas requiring further land use designation planning, will focus on social, environmental, parks and culture, active transportation, public transit infrastructure and services.

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, including interdepartmental, resident, and stakeholder collaboration.

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 servicing infrastructure conditions and capacities;

   vi. Assessment of social needs and social infrastructure;

   vii. Land use diversity and potential amendments of existing Neighbourhood Centre boundaries or locations for new Neighbourhood Centres;

   viii. Active transportation infrastructure;

   ix. Urban design considerations;

   x. Transit infrastructure and facilities;

   xi. Development phasing and public investment;

   xii. Risk impacts of climate change;

   xiii. Assessment of ecosystem areas;

   xiv. Projected time until full build-out;

   xv. Intended timing for reviews and updates; and

   xvi. Process and criteria for future amendments.

f. Adopt all future neighbourhood plans as appendices to the OCP bylaw.

2.1.2.2. Amending Neighbourhood Plans

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

Action Items

a. Conduct a City-initiated boundary review of the Central Neighbourhood Plan (CNP) to identify any lands adjacent that may warrant inclusion in the CNP area. The review should include a staff report to Council that considers factors such as:
   i. Findings from community consultation;
   ii. Immediate adjacency of lands to the boundary of the CNP;
   iii. 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
   iv. 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.

Policy

b. 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.

c. 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.

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 sufficient land available within the current Urban Growth Boundary to accommodate over 50 years of population growth.

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. The UGB is also reflected in the FVRD's Regional Growth Strategy as a Regional Growth Boundary. 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 proactive, and fiscally responsible manner.

Policy

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. 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.

   iv. 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;

   v. Demonstration of exceptional public benefit warranting consideration of an Urban Growth Boundary amendment; and

   vi. Adherence to all OCP and Environmental Charter policies, regulations, and provisions.

2.1.4.

Rural Industrial Plan

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 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 and close to parks and recreation amenities.

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 supports.

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 developments.

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 jurisdiction.

Municipal Forest

k. Support the expansion of Municipal Forest operations, including potential value-added uses, adjacent to Municipal Forest lands.

l. Leverage Municipal Forest operations to responsibly expand and support recreation opportunities in Mission where deemed appropriate by the Forestry Department.

2.1.5.

Rural Mission Strategy

Unlike the urban core, Rural Mission has its own unique community identity and 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 initiated immediately following 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. Identify appropriate locations for Rural Community Gathering Places where Rural Mission residents can come together.

f. Identify a community park in the Steelhead area and document its intention for the residents of Mission.

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. Ask the Province to monitor aquifers in Rural Mission.

i. Consider phasing or establishing rates for residential expansion and clustering, variances, or incentives for developers providing trails or natural area access.

j. Discuss whether existing minimum lot sizes in rural areas should be larger than currently allowed.

k. 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.

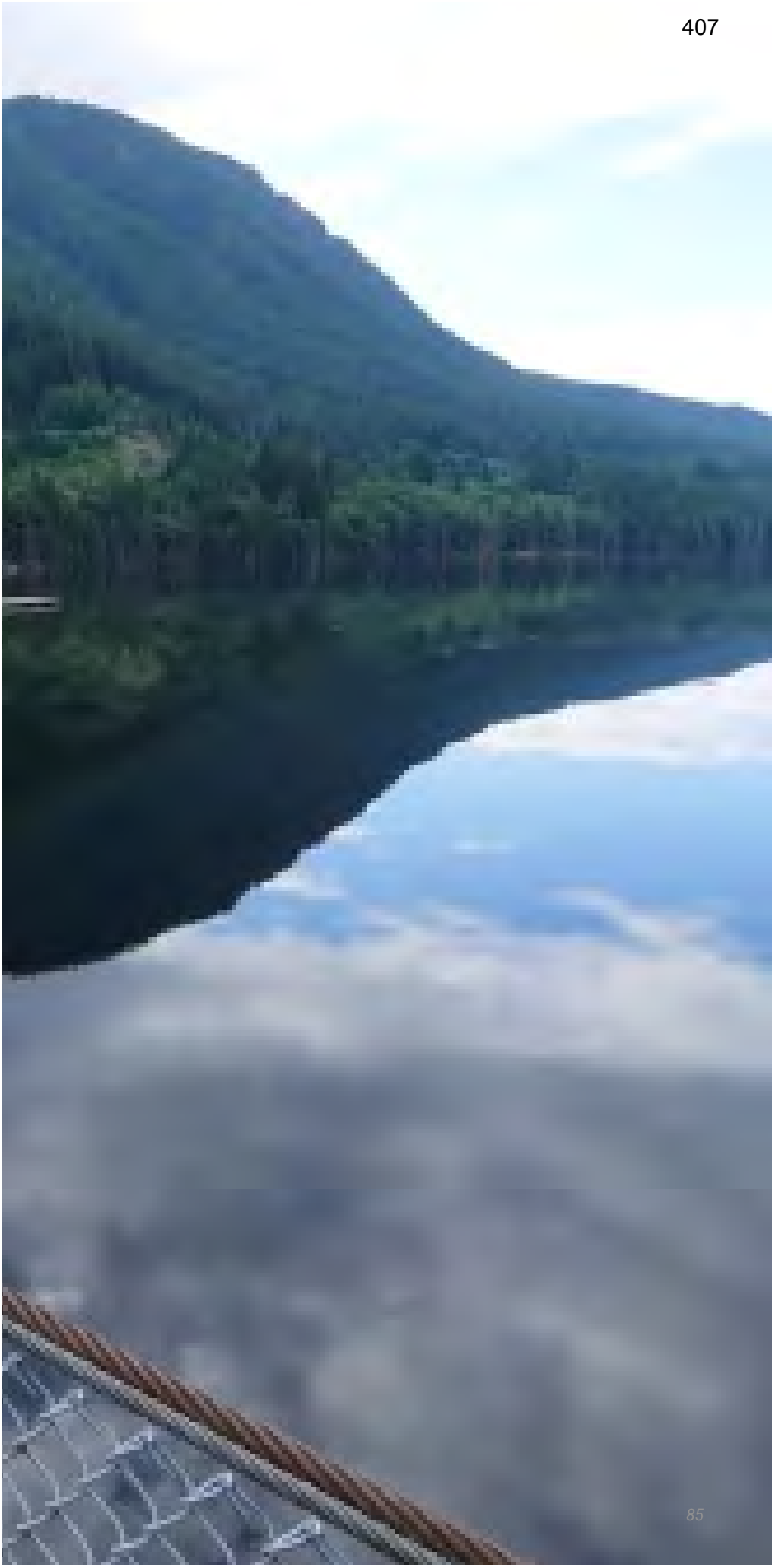
l. Continue to develop and strengthen bylaws and policies that protect Mission's tree canopy and mature trees.

m. Consider expanding street lighting at key intersections throughout Rural Mission if warranted.

n. Manage the impacts of expanding tourism and recreation in Rural Mission, balancing the economic opportunities with the safety and security of residents.

o. Ensure daycare space is considered for inclusion in future Rural Mission developments.

p. Collaborate with the Province to identify and develop appropriate secondary emergency access/egress points to Rural Mission communities.



2.2.

Transportation Strategy

As the City grows and urbanizes over the coming years, it will be important to ensure that transportation investments are managed through transportation master planning that intersects OCP priorities, the City's urban design strategy, and active transportation, Complete Streets, and Vision Zero mobility planning.

Supporting a full-network and multi-modal approach ensures steps to becoming a more sustainable, livable, and inclusive community. Together, these actions will ensure moving around Mission and throughout the region is easy and efficient, increasing access and mobility for everyone.

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.

The City has an adopted Transportation Master Plan that guides multi-modal transportation infrastructure and program decision-making across the community. The plan is scheduled for periodic updates to ensure it aligns with updated land use plans and strategies. While this Transportation Strategy sets high level actions and policies, details can be referenced in the latest Transportation Master Plan.

2.2.1.

Primary Transportation Action Items

These actions identify key guiding directives that will help to implement the transportation plan and 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 and corridors, ensuring a connected network of walking, cycling, transit, and driving options.

c. Cooperate with the regional partners to provide a unified regional perspective to the Province about transportation improvements in Mission.

d. Investigate reducing or eliminating minimum parking requirements across all zones, allowing market forces to determine appropriate parking supply.

e. Plan for new mobility services and devices that can increase alternative transportation mode shares.

f. Prioritize investments in active transportation infrastructure.

g. Design new infrastructure to align with the Transportation Master Plan recommendations.

h. Require new developments be designed with strong connectivity for all modes of travel to ensure seamless integration of active, transit, and vehicular networks.

i. Require all new developments to incorporate active transportation infrastructure consistent with the City's transportation planning.

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. Update this Official Community Plan section upon adoption of Transportation Master Plan updates.

b. Enhance requirements in the Zoning Bylaw for transportation demand management measures for new developments, with increased requirements where there are zero parking requirements.

c. Acquire easements and access points through development that enhance connection between key active transportation and transit routes throughout the city.

d. Coordinate the funding and implementation of bicycle facility improvements with road construction or reconstruction work in conjunction with the Transportation Master Plan, Utilities Master Plan, and parks planning.

e. Prioritize active transportation projects in capital budgeting that enhance connections between Neighbourhood Centres and the Downtown and to transit routes through new sidewalks, paths, and trails that fill missing links in the active transportation network.

Policy

f. Coordinate active transportation planning with urban design guideline planning.

g. Ensure transportation planning intersects with future comprehensive urban design strategy development to ensure a multi-modal mobility network that prioritizes safety, efficiency and attractiveness.

h. Require Neighbourhood plans to incorporate internal active mode connections and connections to the rest of the City.

i. Collaborate with the Province to prioritize adding protected, active transportation infrastructure along Highway 7 and Highway 11 to enhance safety for pedestrians and cyclists using these corridors.

j. Work with the FVRD to ensure there is a streamlined and coordinated approach to active transportation on regional networks across jurisdictional boundaries.

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. Work with BC Transit to implement the network concepts and service levels outlined in the Transit Future Action Plan.

c. 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.

d. Develop a new bus exchange in conjunction with BC Transit consistent with the Waterfront Revitalization Master Plan.

e. Prioritize improving bus stops to increase overall transit stop comfort, amenities, design, and user information over time.

Policy

f. Advocate to TransLink and the Province for bi-directional, more frequent, and weekend West Coast Express commuter rail service that reflects the needs of residents within Mission and surrounding areas of the region.

g. Focus transit investments on increasing transit frequency and adding new routes to areas planned for the greatest growth in schools, population, and employment, including Neighbourhood Centres and the Downtown.

h. Encourage transit-oriented development to support transit within walking distance of bus routes and the Provincially-identified TOA.

i. 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, Kent, and Hope.

j. Promote the use of the transit as an alternative to the private automobile for travel between Mission and Vancouver.

k. Work with TransLink and BC Transit to provide BC Transit bus service to Maple Ridge to connect with TransLink's broader network.

l. Encourage BC Transit to engage with youth and seniors and other demographics that compromise large portions of ridership in ways that maximize participant involvement.

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 for a cohesive and pedestrian-friendly urban environment.

Action Items

a. Require Transportation 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 enable roundabouts in new community developments where viable.

d. Identify opportunities for introducing roundabouts at appropriate locations in the community where viable.

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 throughout 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.

g. Reduce the severity and number of collisions on Mission's roads through education, enforcement, and infrastructure, improving safety for vulnerable road users.

2.2.5.

Railways

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

Policy

a. Advocate CPKC Rail to enhance railway corridors with vegetative buffers and appropriate landscaping through existing and new neighbourhoods, such as the Waterfront Comprehensive Planning Area.

b. Advocate CPKC rail to address the use of railway horns in and near residential areas.

c. Work with CPKC Rail to address wheel squeal by adding a lubrication system to the two curves at the rail interconnect.

d. Work with CPKC Rail to explore opportunities for multi-use pathways alongside the railway corridor to improve active transportation and recreational connectivity.

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. This aligns with the OCP's land use approach, as encouraging infill development along key corridors will help deliver efficient and cost-effective municipal services while supporting Mission's sustainable growth objectives.

Through thoughtful planning and coordination with senior government 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.

Action Items

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

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. Together, the Abbotsford Mission Water and Sewer Commission (AMWSC) manages these shared assets and implements the Water Efficiency Plan.

Policy

a. Continue implementation of the AMWSC Water Efficiency Plan and any successor document.

b. Collaborate with the FVRD on matters related to municipal water systems near the FVRD's jurisdictional boundary, including future expansions, upgrades, and service coordination.

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.

h. Encourage outdoor and indoor water reduction strategies early on in building design phase.

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.

Policy

a. Collaborate with the FVRD on matters related to municipal sewer systems near the FVRD's jurisdictional boundary, including future expansions, upgrades, and service coordination.

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 where Zoning does not require or 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.

2.3.3.

Rainwater

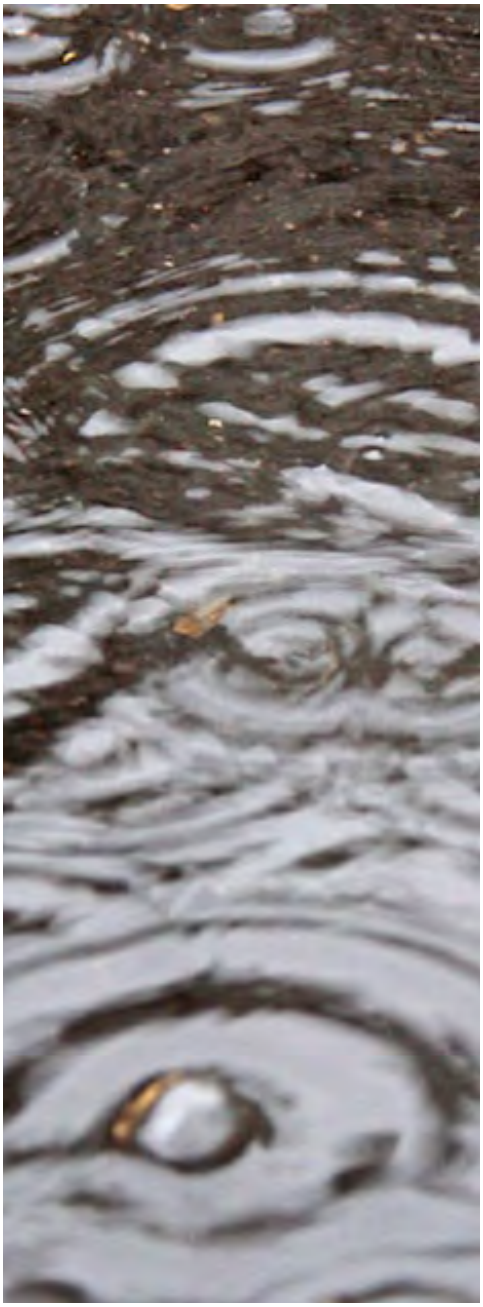
Retaining and slowing rainwater flow is important for improving groundwater recharge and reducing outflows into sensitive ecosystems found throughout Mission. As climate change increases the intensity and frequency of heavy rainfall events, proactive rainwater management must address both overland flow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

Action Items

a. 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.
b. Integrate rainwater management practices within the Zoning Bylaw, Development Permit Area guidelines, and other development standards and regulations.

Policy

c. 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.
d. 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.
e. Ensure that rainwater infrastructure is publicly accessible and integrated with City-owned parks, open spaces, and facilities.
f. 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.

b. Integrate design direction for telecommunications infrastructure into development permit area guidelines and future Zoning Bylaw updates.

Policy

c. Require greenfield developments to plan for and confirm the provision of shallow utilities alongside the construction of road infrastructure.

d. Ensure the installation and upgrades of shallow utilities are funded by utility providers and developers who will directly benefit from these improvements.

e. Plan for buried utility infrastructure that accommodates tree planting within public rights-of-way.

f. Collaborate with shallow utility providers to proactively identify and plan major infrastructure upgrades and repairs, aligning construction projects to minimize disruption and reduce costs.

g. Work with telecommunication providers to ensure infrastructure is hidden and integrated discretely into new and existing developments.

2.3.5.

Waste Management

Mission's waste management program consists of the Mission Landfill, curbside collection of recycling, compost, and garbage, and depot recycling services. The system 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. The growth of the City and continued improvements to waste management practices will also require expansion to Depot recycling services as the current municipal recycling depot is currently at end-of-life. 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 and the FVRD's Solid Waste Management Plan, including any future successor documents.

b. Participate in regional and provincial initiatives, including around composting and food waste reduction, to achieve targets for waste reduction, reuse, recycling, and materials 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.

d. Inform residents and businesses about municipal and provincial regulations and recommended practices around waste management.

e. Investigate the development of a Deconstruction Bylaw and/or 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.

g. Explore expanding current waste diversion and Depot services to include re-purposing and salvaging construction and demolition waste.

h. Explore mechanisms to improve convenience for residents in recycling, composting and reducing solid waste.

Policy

i. Review new development to ensure it is contiguous with the waste management collection area.

j. Review new development to ensure it is compliant with waste management requirements as laid out in applicable City development bylaws and policies.

k. Avoid creating isolated pockets of waste management collection areas.

l. Ensure landfill and recycling access for those outside of the Urban Growth Boundary.

03 Making it Happen

Making It Happen

Introduction

Planning for a sustainable Mission requires thinking about more than just land use and engineering services. As Mission grows, services and community amenities will need to continue to evolve and respond to the City's emerging needs.

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

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.

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.

3.1.1.

Climate Change & 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 while reducing our vehicle dependence and greenhouse gas emissions. As Mission grows, new development requires trade-offs between providing more housing and preserving natural ecosystems. These policies direct Development Services to implement the community's vision as a resilient, thriving, and complete community that recognizes and addresses climate change through its land use planning.

Goals

- Growth and development occurring in an environmentally sound manner contribute to Mission's climate resilience.
- Development standards allow for innovative and sustainable infrastructure.

Action Items

a. Review development and subdivision standards as well as utilities master planning to ensure they enable implementation of innovative green and natural infrastructure.

b. Review development design guidelines and the Development and Subdivision Control Bylaw to ensure building design, landscaping, and siting protects environmental assets and enhances the urban tree canopy.

Policy

c. Enhance Mission's climate resilience by:

   i. Concentrating future growth in strategic areas throughout the city, including Neighbourhood Centres, the Downtown, and transit corridors;

   ii. Developing public buildings and spaces that meet green rating design standards (i.e. LEED);

   iii. Providing active transportation-friendly neighbourhood centres throughout Mission that support communities nearby with access to daily needs and services;

   iv. Protecting and enhancing the urban tree canopy through development approvals;

   v. Ensuring new developments are designed to support safe, efficient, and accessible walking, cycling, and transit connections; and

   vi. Limiting the impacts of development on stream courses and ravines.

d. Promote the use of native plants, pollinator opportunities, and reducing pesticide use to protect and enhance pollinator populations.

e. Discourage the use of artificial turf and other artificial landscaping materials.

3.1.2.

Food Security

Food security is a vital component of a resilient and sustainable community, ensuring that children, seniors, and all 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.

Goals

- Raise public awareness and action for local food security.

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.

b. Educate the community about programs that encourage donations of food to other non-profit organizations for distribution in the community.

Policy

c. 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.

d. Work with local secondary and postsecondary institutions to support training and education programs in agriculture and food systems.

e. Work with post-secondary institutions to facilitate agricultural research partnerships and technology transfer to local farmers.

f. Support public awareness programs and events to highlight the role agriculture plays in Mission's economy, such as through collaboration with the Mission Food Coalition.

g. Support the efforts and programs of Fraser Health and non -governmental organizations that promote access to healthy nutritious foods.

h. Support the growth and development of farm markets and stands selling local products directly to consumers.

3.1.3.

Ecosystems & Green Spaces

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.

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.

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. Investigate opportunities for establishing a natural assets management plan that provides strategies for managing vegetation, riparian areas, wildlife, tree hazards, and fire management in coordination with the City's Environmental Charter.

d. 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;

   iii. Leveraging conservation tools such as covenants, eco-gifting programs, land trusts, and economic incentives to encourage protection on private lands or conveyance to the City;

   iv. Ensuring protection of areas designated Protected Natural Assets (PNA) on development sites through a process of negotiation that involves a density / land value transfer mechanisms to incentivize development applicants to protect areas designated as PNA. This PNA protection occurs when the density/ land value is determined through negotiation and is transferred from a donor site, being a portion of the PNA (e.g. land extending outward from a SPEA or top of bank, depending upon local topography), to a recipient site on the remaining portion of the application site where the land designation allows residential or mixed-use development;

   v. Incentivizing ecological restoration of riparian or significant natural areas that will improve stream health and functioning; and

   vi. Using natural buffers as transitions between developed and undeveloped areas.

Policy

e. Support implementation of the Environmental Charter's Action Items.

f. Support efforts to link riparian areas with surrounding natural areas to create an interconnected network that supports habitat connectivity.

g. Support PNA protection on development sites by using a density / land value transfer procedure for areas within a PNA but extending beyond a SPEA or top of bank.

h. Support initiatives that enhance environmental connections between isolated habitats and facilitate wildlife movement.

i. Ensure trails are planned in conjunction with protected natural assets where appropriate and feasible.

j. Ensure trails through protected natural assets are designed to preserve mature trees and other significant features (e.g. design with wide meanders, etc.).

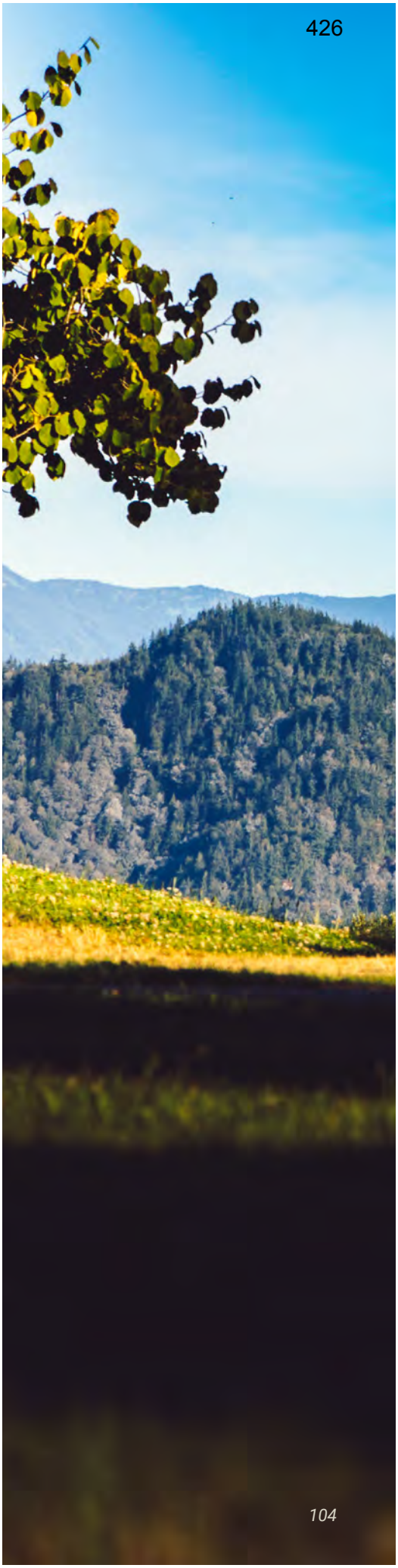
k. Promote and, where possible, incentivize the retention and planting of trees and other climate-resilient landscaping on development sites.

l. 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.

m. Continue to implement Bear Aware principles into planning and development processes.

n. 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.

o. Build trails in advance of or at time of construction.



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.

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.

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. Additionally, as newer and denser forms of housing become the norm, fewer residents have access to traditional backyards. This places a higher demand for parkland to be located nearby, designed for passive and active recreation. 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 and access municipal parks and recreation facilities.

3.2.1.

Park Development & Management

Goals

- An integrated system of diverse parks, facilities, trails, natural areas, rights-of-way, and urban plazas that supports diverse recreation, leisure, arts and cultural opportunities.
- Partnerships and collaborations enhance the stewardship of parks, trails and natural areas.

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. Prioritized closest to locations of growth and density;
   v. Integrated and connected to adjacent streets, parks, greenways, and active transportation routes; and,
   vi. 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. Preserving significant tree stands, significant environmentally sensitive features, and wildlife corridors;
   iii. Protecting tangible and intangible heritage and cultural resources;
   iv. Linking existing parks and key destinations; and,
   v. 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 a sufficient amount of parkland and open spaces to meet current and projected needs.

e. Integrate future parks planning with land use planning to ensure gaps in parkland access are proactively planned for.

Policy

f. Encourage development to add improvements to parks and trails where possible.

g. Ensure development of any new park facilities within the ALR, including trails and park facilities, receives approval of the ALC.

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 exceed their capacity. The City is committed to enhancing its recreational services alongside new development, and will explore opportunities to partner on new locations throughout the city.

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.

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 public facilities and amenities with use flexibility in mind to maximize utility and ability to serve many functions.

e. Ensure future development appropriately contributes to new facilities, amenities, and recreation infrastructure commensurate with the increased demand for these facilities caused by development.

3.2.3.

Trails & Natural Areas

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. Importantly, the policies included within this section should be read in conjunction with the active transportation policies of the Transportation Strategy.

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 Mission are accessible to local residents.

Action Items

a. Acquire land that complements the existing and planned 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.

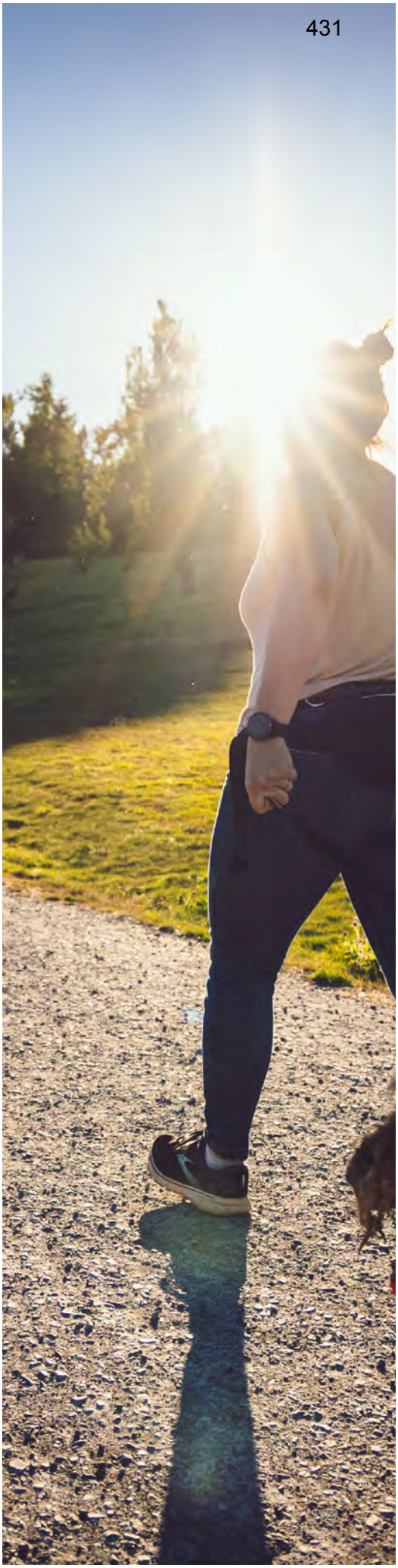
Policy

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.

f. Ensure development of any new trails within the ALR receives approval of the ALC.



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.

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.

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.

Action Items

a. Update the Public Art Policy.

b. Allocate 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 flexible performance space) 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.

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, Waterfront, and Neighbourhood Centre 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 Mission Public Schools, community groups, faith organizations, 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

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 at risk of being demolished for new development. Appropriately balancing these sometimes competing interests will be important for preserving Mission's built heritage.

Goals

- Diverse cultural and heritage resources are widely recognized and celebrated.
- Tangible and intangible heritage resources are adequately recognized and protected.

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.

c. 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.

d. Retain a heritage professional to conduct detailed reviews of buildings, structures and places to be identified in the heritage inventory.

e. Through further review by a heritage professional, identify additional buildings for the city's heritage register and for protection by heritage designation and bylaw.

f. 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.

g. 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.

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. Identify buildings, structures and places that could be considered for heritage award recognition during BC Heritage Week.

k. 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.

l. Develop a new development fast-track program for development applications that include full recognition of protecting buildings and places with heritage value.

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.

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'éwlets, 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'éwlets** | **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.

Principles of Reconciliation

The City of Mission remains committed to working with local First Nations and has adopted the following nine principles to guide relationships, the creation of policies in alignment 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 Nations 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, Mission Public Schools, 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 in consultation with and in places of significance to local First Nations.

h. Work with LMS to develop a management plan for the LMS park lands.

3.5.

Economic Growth

The world is rapidly changing, and Mission is well-positioned to build its economic capacity by connecting with additional trading partners in BC, Canada, and internationally.

. Mission's potential to grow as a complete community however, is challenged by the current state of its business environment. Approximately 63% of Mission's workforce finds employment elsewhere in the region. Mission's commuting workforce leads to an outflow of retail shopping dollars elsewhere instead of in Mission, and more broadly indicates fewer jobs in Mission than other parts of the region. By attracting more businesses to locate in Mission a positive feedback loop can develop, where new businesses create higher-paying jobs, attract additional new associated businesses to the city, and further grow the local economy.

It is important to ensure that businesses can locate, grow, and thrive in Mission. One of the key initiatives arising from this section of the OCP is direction to prepare a comprehensive economic development strategy that can help achieve these conditions. The strategy's objectives could include:

- Updating the Employment Lands Strategy;
- Identifying and potentially securing additional land to accommodate new Employment and Commercial businesses;
- Promoting the benefits of locating in Mission;
- Attracting new businesses and creating a focus for specific types of businesses that could provide maximum economic benefit for the city;
- Creating a 'shop local' strategy and considering incentives for business retention; and
- Attracting new post -secondary, trades, and health/medical education and research facilities.

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. Develop an Economic Development Strategy with the help of the Economic Development Advisory Committee.

b. Review housing and economic strategies to ensure alignment around talent attraction, support for entrepreneurs, and ensuring access to living-wage jobs and inclusive community services.

c. Review the Zoning Bylaw to ensure home-based business and live-work regulations are conducive to supporting new businesses.

Policy

d. Support and appropriately resource implementation of the economic development strategy.

e. Prioritize investment in business incubators, economic development initiatives, and other tools to support start-ups and small businesses in neighbourhood centres and downtown.

f. Encourage secondary industries related to the Municipal Forest to locate and expand operations in Mission.

g. Partner with post-secondary institutions such as UFV to provide more opportunities for residents to upgrade their skills.

h. Encourage City employees to pursue additional accreditations and skill upgrades through UFV or other organizations.

i. Leverage community stakeholders involved in reducing barriers to employment to help expand access to jobs for Mission residents.

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.

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 new post-secondary institutions and UFV expansion in Mission.

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.

3.6.1.

Downtown

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 transit.

Action Items

a. Develop development permit area guidelines that 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.

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.

l. Improve mobility infrastructure to support active transportation and enhance pedestrian safety and 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, furniture, lighting, and street trees to improve safety and comfort for all users.

p. Support the enhancement and expansion of existing community facilities, including the library, museum, and archives.

q. Encourage new investment in educational, health, and civic institutions that contribute to the long-term vitality of Downtown.

r. Promote the development of public gathering spaces, such as plazas, parks, and outdoor event venues.

s. Celebrate the unique historic value of the downtown core and its heritage buildings.

3.7.

Housing Affordability

Expediting the creation of affordable housing in Mission is not the sole responsibility of the City; it requires a shared understanding of compounding challenges—such as rising regional demand, escalating prices, and worsening affordability—supported by robust, locally grounded data to inform coordinated advocacy to Senior Government.

Senior Government holds the primary mandate, funding authority, and regulatory tools to enable affordable housing through agencies such as CMHC, the Ministry of Housing, and BC Housing. They convene national and provincial initiatives collaborating with municipalities and housing partners for strategic investments in housing creation, infrastructure, and integrated housing solutions. The City's role is to advocate to senior governments using data-informed, evidence-based strategies, collaborate with non-profit housing providers, developers, and landowners, and inform local housing needs. Maximizing municipal and partner contributions in alignment with senior government funding and mandates is a critical City role to deliver housing that supports socio-economic inclusion, workforce stability, and community wellness. Aligning mandates, funding, local capacity, and data can collectively address the urgent housing challenges facing Mission foster thriving, connected neighborhoods for generations to come. This shared vision calls for strengthened collaboration between all levels of government and housing stakeholders.

Leveraging comprehensive housing data—from quantitative metrics to on-the-ground insights from local service providers—enables the development of responsive, affordability-focused policies that reflect evolving community realities, economic pressures, and intergovernmental dynamics. Fostering shared investment and ensuring the City of Mission can align housing solutions with community well-being, workforce stability, and the broader vision of inclusive, connected, and thriving neighborhoods.

Addressing homelessness requires a shift from emergency services to a housing-first approach that prioritizes affordable, secure transitional and supportive housing as the foundation for long-term stability, with integrated health and social services to meet complex needs.

A comprehensive approach to housing must address both supply and demand pressures, acknowledging that local housing challenges stem not only from limited supply but also from broader political, social, economic, and global influences.

3.7.1.

Housing Affordability

The City anticipates that 1,389 people will be experiencing homelessness in Mission by 2044. 21,255 households currently pay more than 30% of gross household income on rent. 51.1% of households cannot afford to purchase three-bedroom apartments.

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 Affordable Housing Needs Report every five years to:
   i. Ensure it meets the provincially-mandated Housing Needs Assessment requirements and provincially-mandated housing targets;
   ii. Identify short- and long-term housing targets and development priorities;
   iii. Identify actions, timelines, and guidance for monitoring and evaluating progress;
   iv. Inform the allocation of municipal resources to appropriately leverage senior government funding and to catalyze development of all forms of housing identified in the Housing Needs Report.

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. Use the Housing Needs Report to inform rezoning and OCP amendments to align with emerging housing needs.

g. Leverage insights from the Housing Needs Report to advocate for targeted provincial and federal housing investments that address Mission's specific gaps.

h. Strategically leverage financial and policy tools to enable Mission to catalyze new housing supply and preserve existing affordable housing.

i. Enable new purpose-built market and below-market rental housing near amenities, community and health services, active transportation, and transit services through incentives, and streamlined approval processes.

j. Collaborate with senior government levels, neighbouring municipalities, community partners, and First Nations to implement a regional approach to addressing affordable housing needs.

k. Limit the displacement of renters through redevelopment by partnering with Provincial and Federal governments to reinvest and renew existing rental stock.

l. Encourage the development of affordable, accessible, and rental housing with incentives (e.g. additional density, parking relaxations, or other types of financial measures).

m. Incorporate broader public uses into affordable housing developments to reduce stigma and open opportunity for community belonging and inclusion.

n. Require tenant relocation plans as a condition of rezoning or redevelopment of existing purpose-built rental buildings of four or more units and units in mobile home parks.

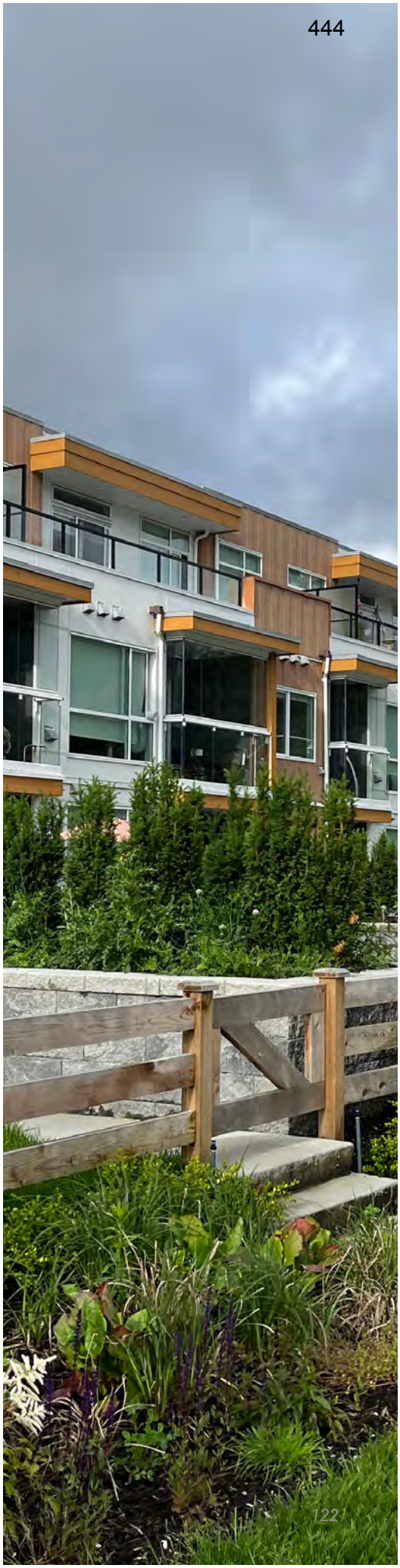
o. Encourage family-sized and accessible units at grade in affordable multi-family housing developments located near parks, schools, recreational, and cultural amenities.

p. Reduce unnecessary development costs for affordable housing through parking variances for projects located near transit services and intended for residents with lower parking needs.

q. Work with funding organizations to secure funds for affordable housing projects.

r. Encourage private investment in affordable housing projects that supported targeted needs such as medical support staff.

s. Support affordable housing partnerships and funding for the local and provincial objective to advance housing delivery.



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 partnerships, education/awareness efforts, and emergency planning will ensure a safe and welcoming community where residents can thrive.

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.

Goals

- Parks and open spaces support diverse, accessible activities.
- Active travel to key destinations is safe and comfortable
- Health and wellness services are accessible.

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 while walking, wheeling, and taking transit along priority active school travel routes with features such as landscape buffers, rest areas, shade and shelter, lighting, traffic calming measures, and physical barriers that provide separation from vehicle traffic, along with 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 active transportation-accessible and compact areas supported by transit services.

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 emergency preparedness infrastructure, partnerships, education/awareness efforts, and fire interface planning for rural areas.

Goals

- Planning supports public safety and emergency response efforts.
- Hazard mitigation strategies help strengthen wildfire and disaster resilience.

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 where possible to support emergency response objectives, including:

   i. Improving hazard mitigation (e.g. creating wildfire breaks and flood protection); and

   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, assessing and their projected impacts on critical infrastructure, and updating 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

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 transportation, 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.

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.

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, active transportation, and transit services;

iv. Ensuring wellness services are accessible by active transportation and 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;

ix. Enhancing parks accessibility for people of all abilities by improving connections to transit, active transportation networks, and nearby residential areas; and

x. Exploring opportunities that increase the supply of universally accessible homes.

b. Advocate for the preservation of 24/7 health and emergency services at the Mission Memorial Hospital.

c. Work with the province collaborating on strategies focused on increasing child and youth involvement in the design and implementation of youth programs and policies in the local community and key youth serving government bodies.

d. Identify a Youth Hub of Service located within the Youth Centre area to provide wrap-around supports and care for youth in Mission.

Policy

e. 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.

f. 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.

g. Encourage the development

of communities and invest in community services that support ageing in place.

h. Advocate for health resources, adequate funding, appropriate programs, and support services necessary to implement the actions in Mission's Wellness Strategy's development objectives.

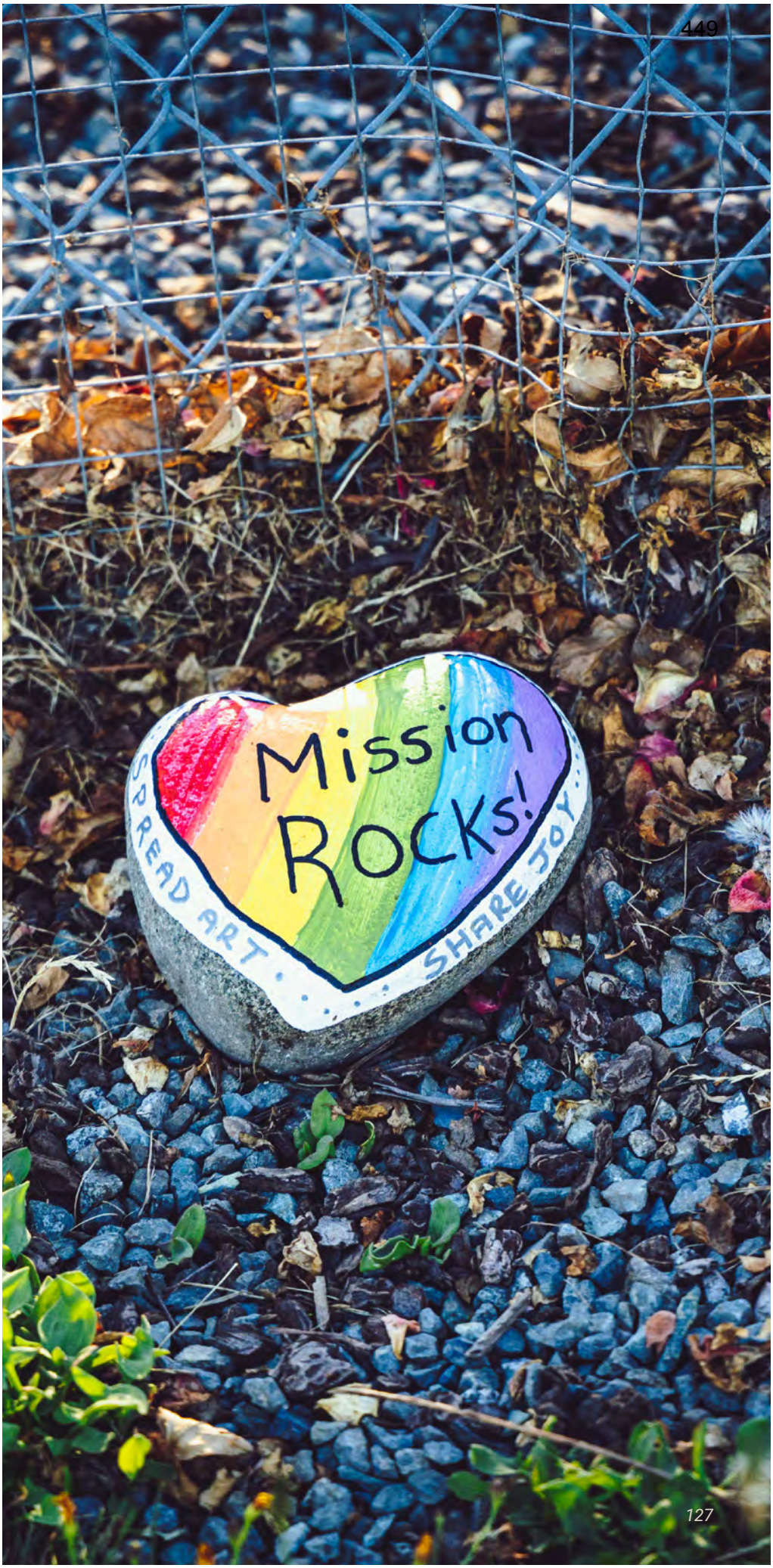
i. Collaborate with community partners on opportunities that provide affordable housing for Mission's wellness workers.

j. Work with Fraser Health, Mission Public Schools, 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.

k. Consider providing staffing capacity and community education in partnership with senior government agencies to help reduce drug dependency and increase supports for residents who experience drug dependencies.

l. Encourage child and youth participation in city projects.

m. Work collaboratively with non-profit agencies to address domestic violence.



3.8.4.

Child Care

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.

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.

Action Items

a. Ensure City bylaws and regulations are consistent with provincial licensing requirements for care facilities to remove barriers to the creation of new childcare spaces.

b. Review City bylaws and policies to remove any extraneous barriers to childcare operators.

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.).

e. Work with senior levels of government to develop a Childcare Strategy.

f. Continue working with other levels of government to apply for grants for building new Childcare facilities on public, private and non-profit entity's lands.

g. Prioritize the development and provision of licenced childcare to respond to community needs in appropriate locations throughout the city that:

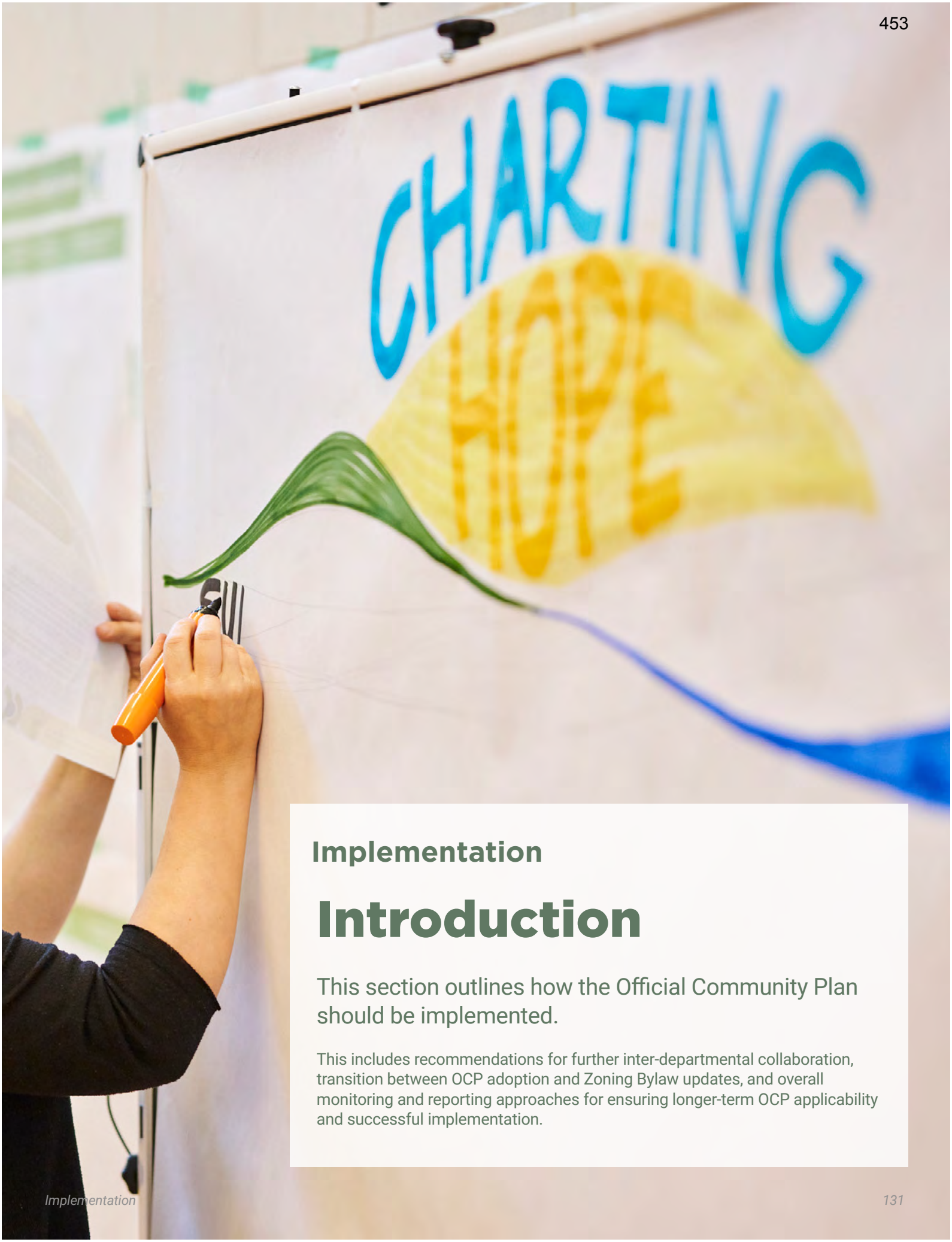
   i. Provide convenient access for families (e.g. close to employment lands, schools, and dense residential areas); and,

   i. Offer opportunities to integrate adjacent uses to enhance services and supports (e.g. libraries, parks, etc.).

Policy

h. Explore opportunities to pursue Provincial childcare grants and to partner with the Province to facilitate community and Provincial partnerships on childcare initiatives.

04 Implementation



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.

4.1. Implementing Actions

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 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.

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. Examine Master Plans and strategies to determine gaps in community facilities and services to provide a foundation for an in-depth financial analysis for implementing OCP Actions.

d. Incorporate OCP Action Items into City-wide asset management processes to ensure appropriate consideration for how these actions fit into broader City commitments.

Policy

e. Align key decision-making with the OCP and relevant departmental work plans.

f. Collaborate across City departments to ensure implementation of the OCP.

g. Use the OCP as a guide for all departments to inform their workplans and priorities.

h. Explore options and strategies to increase collaboration across departments.

i. Recognize that collaboration extends beyond City Administration and should be leveraged to work inclusively with organizations and agencies aligned with the City's objectives such as the Mission Healthy Community Council, Downtown Business Association, and others.

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. Conduct a gap analysis through a comprehensive analysis across all departments of facilities and services required by the City for the short term (5-years) and long term (20 years) within the scope of a Structure Prioritization and Financing Strategy.

4.2.2. OCP Amendments

While the OCP is not intended to be amended often, 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.

OCP Amendments shall include community engagement at the early stage of an OCP Amendment application process (including City-sponsored or development application initiated) by using the Neighbourhood Engagement Process approved by Council.

Commitment to Reconciliation
Does to 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?
- Ensure that PNAs on development sites are protected through use of a density/land value transfer mechanism?
- 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?

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.

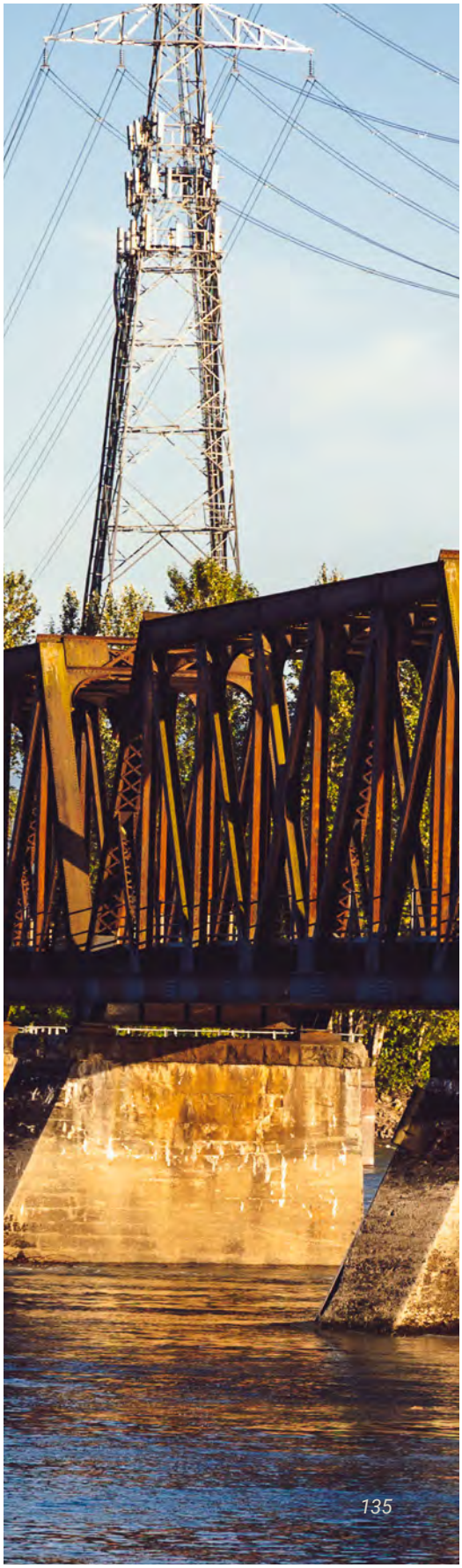
Policies

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. Number of affordable rental units (increasing)
   v. New two- and three-bedroom market rental residential units (increasing)
   vi. Assessed value of non-residential uses (increasing)
   vii. New residential units within 400 metres of a transit stop (increasing)
   viii. Percentage of commuters by active transportation (increasing)
   ix. Percentage of commuters by transit (increasing)
   x. Transit service hours per capita (increasing)
   xi. Distance of new multi-use pathways and sidewalks (increasing)
   xii. Amount of park space per person (stable with pace of growth)
   xiii. Percentage of people within 500 metres of a park (increasing)
   xiv. Number of listed heritage buildings on heritage inventory (stable or increasing)
   xv. 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

Appendix A.

Glossary

Active Transportation	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.
Affordable Housing	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.
Amenities	Amenities includes a range of places and facilities such as libraries, recreation centres, parks, plazas, childcare facilities, corner stores, public Wi-Fi, and bike share facilities. Amenities make living in the city easier and more enjoyable.
Amenity Cost Charges	A levy on new development to pay for facilities or features that provide social, cultural, heritage, recreational or environmental benefits to a community.
Asset Management	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.
Bear Aware	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.
Business Improvement Area	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.
Climate Change Adaptation	The process of adjusting to current or expected climate change and its effects.
Community Benefits	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.

Complete Community	Complete communities include all 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.
Complete Streets	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.
Connectivity	Refers to how well people, places, or ecosystems are connected within a region, city or neighbourhood.
Crime Prevention Through Environmental Design (CPTED)	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. 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. 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.
Cultural Heritage	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).
Density Bonus	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

Development Cost Charges	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.
Development Permit Area	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.
Employment Lands	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)
Environmentally Sensitive Areas	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.
Floor Space Ratio	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.
Green Infrastructure	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.
Housing Affordability	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.
Housing Continuum	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.

Inclusionary Zoning	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.
Land Use Designation	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.
Licenced Child Care	Licenced 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.
Live/Work Units	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.
Mixed Use Development	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.
Natural Asset Management	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.
Natural Assets	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.

Natural Infrastructure	Natural infrastructure, also known as green or nature-based infrastructure, refers to the use of natural systems and processes, like forests, wetlands, and coastal areas, to provide infrastructure services and benefits, such as flood control, water purification, habitat protection, and mitigation of the effects of extreme heat. It differs from green infrastructure based on its composition exclusively of natural ecosystem features and materials (e.g., water, native species of vegetation, sand and stone, etc.), and from grey infrastructure because it provides a range of co-benefits to the environment, the economy, community health and well-being that grey infrastructure usually cannot.
Neighbourhood Centre	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.
Pedestrian-Oriented Development	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.
Protected Natural Assets	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 City's discretion.
Public Realm	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.
Riparian Areas	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.

Small-Scale Multi-Unit Housing	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.
Social Infrastructure	Physical spaces, services, or programs, and the networks across and within physical and social spaces where people come together.
Stormwater	Rainwater which has landed in an urban area and begun to flow across hard surfaces, usually quite polluted.
Transit-Oriented Area	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.
Urban Agriculture	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.
Urban Growth Boundary	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.
Urban Tree Canopy	Urban tree canopy is a measurement that encompasses the layer of leaves, branches, and stems of trees that shelter the ground when viewed from above. This measurement is expressed as a percentage of ground area that is covered by tree crowns and relates to the branching spread of the trees in an urban forest.
Zoning Bylaw	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.

Schedules

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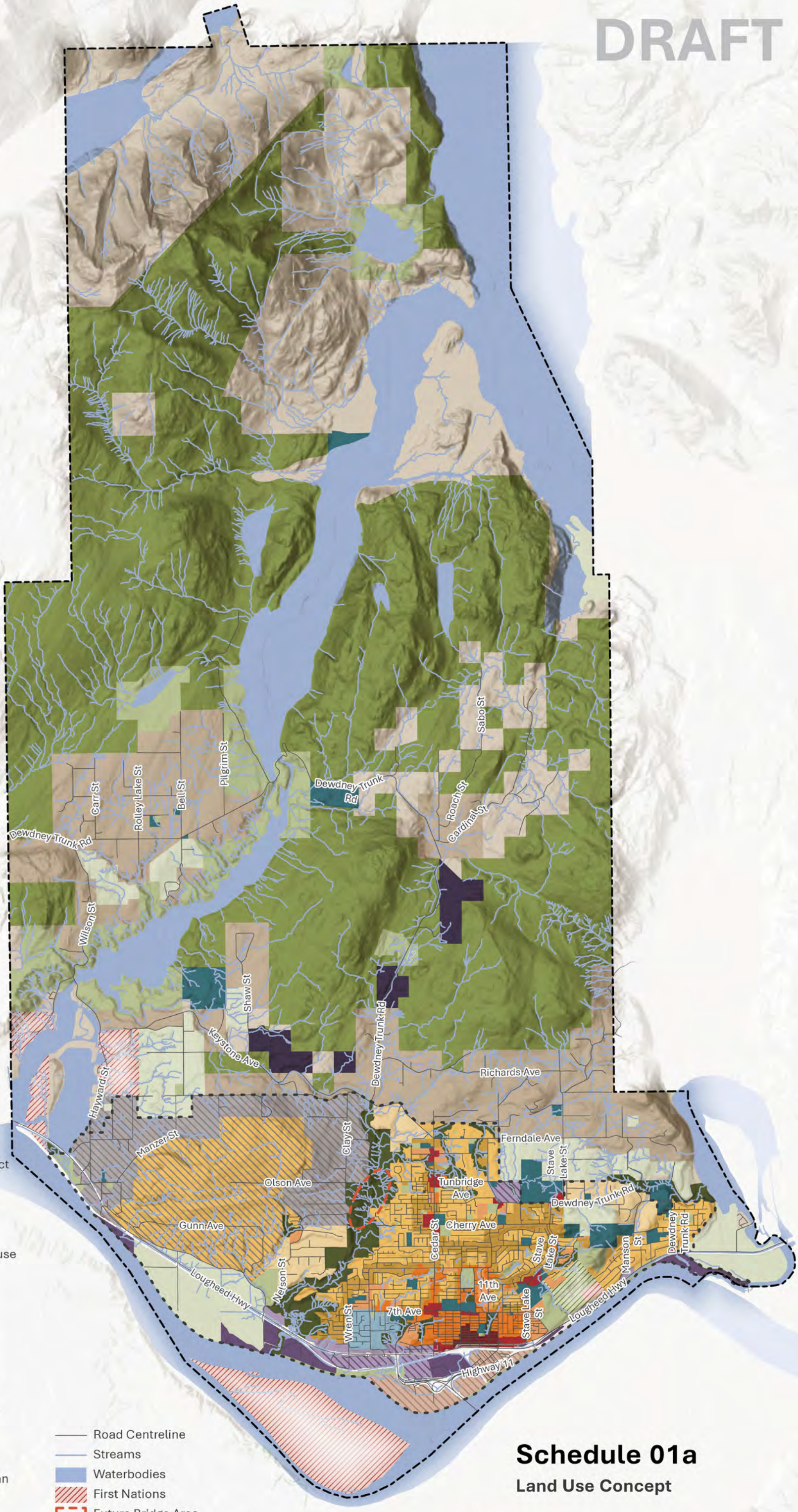
For the most up-to-date mapping information visit the City of Mission Web Map at www.map.mission.ca



Schedule 01a

Land Use Concept

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Keystone Ave
Dewdney Trunk Rd
Richards Ave
Hayward St
Manzer St
Clay St
Ferndale Ave
Rosetta Ave
Stave Lake St
Olson Ave
Tunbridge Ave
Egglestone Ave
Dewdney Trunk Rd
Gunn Ave
Cherry Ave
Stave Lake St
Best Ave
Cedar St
Cade Barr St
Dewdney Trunk Rd
Manson St
Nelson St
14th Ave
Hurd St
Taulbut St
11th Ave
Chester St
Lougheed Hwy
7th Ave
Wren St
Grand St
Stave Lake St
Lougheed Hwy
3rd Ave
1st Ave
Highway 11
Highway 11

- Downtown
- Neighbourhood Centre
- Commercial
- Employment/ Major Commercial
- Employment
- Resource Industrial
- Health and Wellness District
- Institutional
- Mid-Rise Residential Plus
- Mid-Rise Residential
- Urban Residential Townhouse
- 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

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

Schedule 01b

Land Use Concept

For the most up-to-date mapping information visit the City of Mission Web Map at www.map.mission.ca

0 0.5 1 2 km

DRAFT

Schedule 2a

Neighbourhood Centres

- Primary
- Secondary

For the most up-to-date mapping information visit the City of Mission Web Map at www.map.mission.ca

0 0.5 1 2 km

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Keystone Ave
Dewdney Trunk Rd
Richards Ave
Hayward St
Manzer St
Clay St
Ferndale Ave
Stave Lake St
Rosetta Ave
Tunbridge Ave
Egglestone Ave
Cherry Ave
Olson Ave
Gunn Ave
*CNP included within SCPA
Dewdney Trunk Rd
Best Ave
Cedar St
Cade Barr St
Staveley St
Nelson St
14th Ave
Hurd St
Taulbut St
11th Ave
Manson St
Dewdney Trunk Rd
Chester St
Lougheed Hwy
7th Ave
Wren St
Grand St
Stave Lake St
3rd Ave
1st Ave
Lougheed Hwy
Highway 11
Highway 11

1 2 3 4 5 6 7 8 9

For the most up-to-date mapping information visit the City of Mission Web Map at www.map.mission.ca

0 0.5 1 2 km

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 Comprehenisve Planning Areas (East + West NP's)
- 6 - Health and Wellness District
- 7 - Lougheed West
- 8 - Lougheed East
- 9 - Cherry Avenue Extension

DRAFT

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

Dewdney Trunk Rd
Carr St
Rolley Lake St
Bell St
Pilgrim St
Wilson St
Sabo St
Roach St
Cardinal St
Shaw St
Keystone Ave
Hayward St
Richards Ave
Manzer St
Clay St
Olson Ave
Ferndale Ave
Stave Lake St
Tunbridge Ave
Gunn Ave
Cherry Ave
Cedar St
Nelson St
Lougheed Hwy
Wren St
7th Ave
11th Ave
Manson St
Highway 11

For the most up-to-date mapping information visit the City of Mission Web Map at www.map.mission.ca

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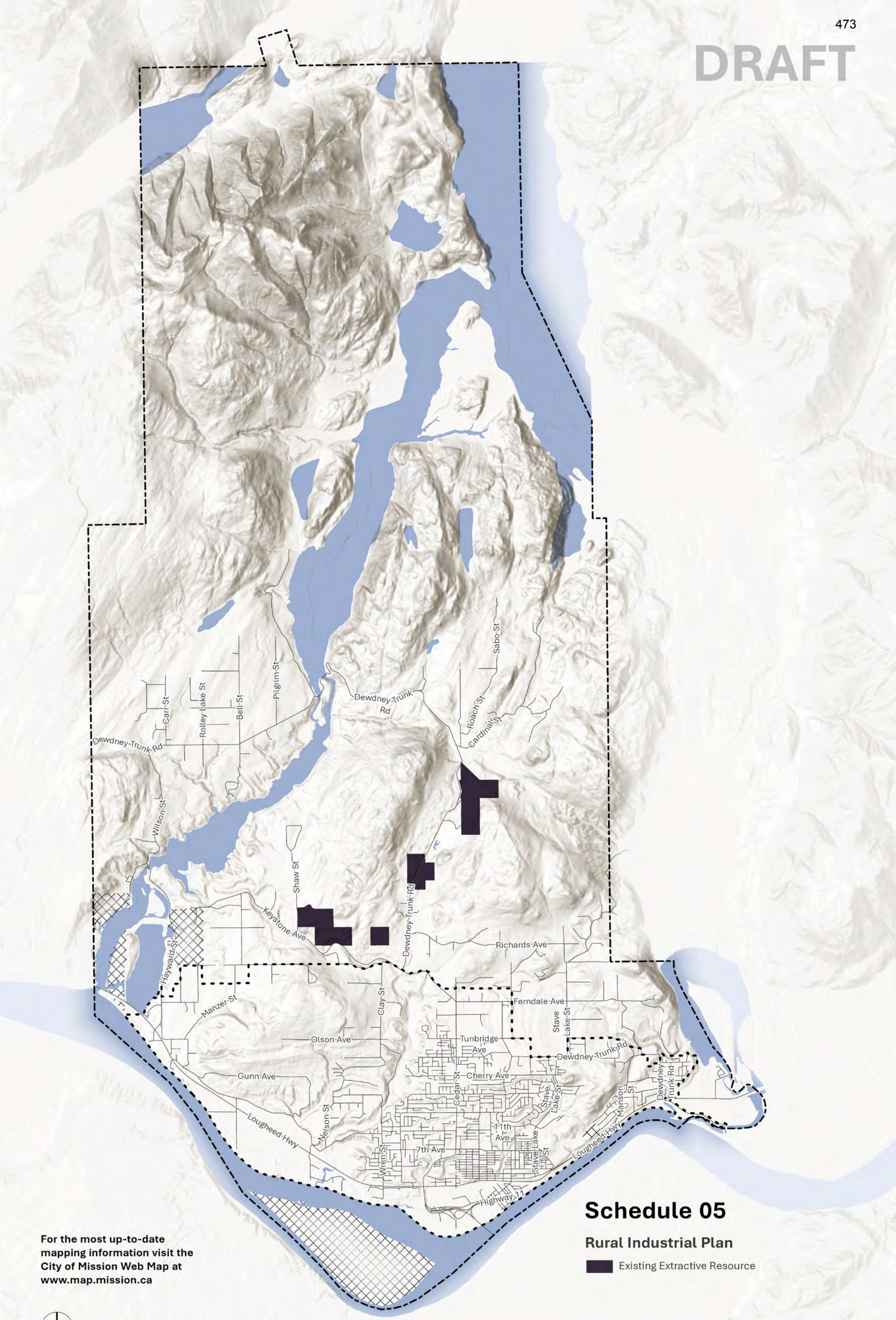

Schedule 05

Rural Industrial Plan

Existing Extractive Resource

For the most up-to-date mapping information visit the City of Mission Web Map at www.map.mission.ca

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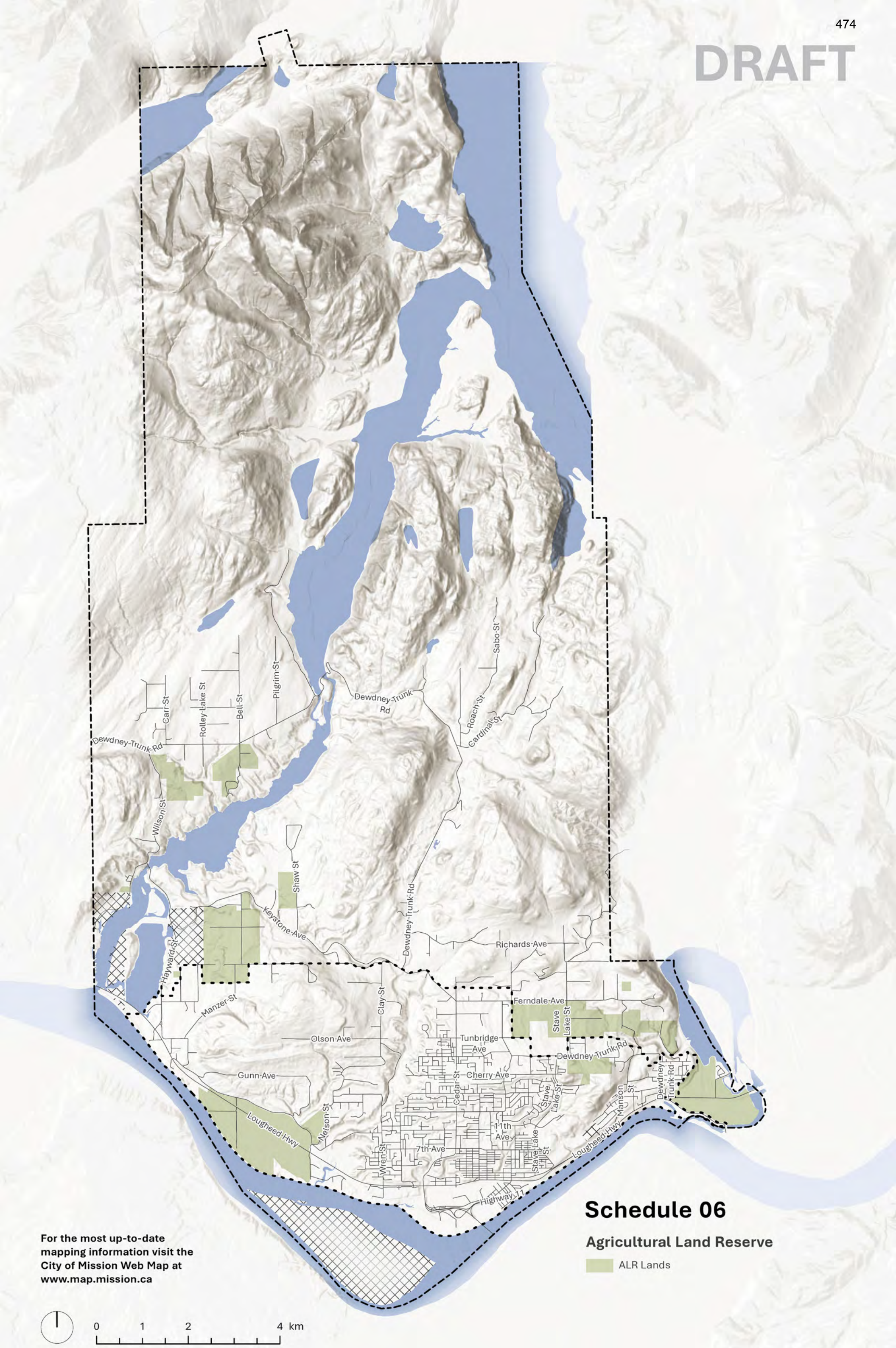

Schedule 06

Agricultural Land Reserve

ALR Lands

For the most up-to-date mapping information visit the City of Mission Web Map at www.map.mission.ca

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Keystone Ave
Dewdney Trunk Rd
Richards Ave
Hayward St
Manzer St
Clay St
Ferndale Ave
Rosetta Ave
Stave Lake St
Olson Ave
Tunbridge Ave
Tyler St
Egglestone Ave
Dewdney Trunk Rd
Gunn Ave
Cherry Ave
Stave Lake St
Best Ave
Cedar St
Cade Barr St
Nelson St
Manson St
14th Ave
Dewdney Trunk Rd
Chester St
Lougheed Hwy
Hurd St
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11th Ave
Lougheed Hwy
7th Ave
Wren St
Grand St
Stave Lake St
3rd Ave
1st Ave
Highway 11
Highway 11

Schedule 7a

Water Supply Source and Distribution

Water Mains

For the most up-to-date mapping information visit the City of Mission Web Map at www.map.mission.ca

0 0.5 1 2 km

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Schedule 7b

Water Supply Source and Distribution

Water Mains

For the most up-to-date mapping information visit the City of Mission Web Map at www.map.mission.ca

0 1 2 4 km

DRAFT

Keystone Ave
Dewdney Trunk Rd
Richards Ave
Hayward St
Manzer St
Clay St
Ferndale Ave
Stave Lake St
Rosetta Ave
Olson Ave
Tunbridge Ave
Tyler St
Egglestone Ave
Dewdney Trunk Rd
Gunn Ave
Cherry Ave
Cedar St
Cade Barr St
Stave Lake St
Best Ave
Nelson St
14th Ave
Manson St
Dewdney Trunk Rd
Chester St
Lougheed Hwy
Hurd St
11th Ave
Lougheed Hwy
7th Ave
Wren St
Grand St
Stave Lake St
3rd Ave
1st Ave
Highway 11
Highway 11

Schedule 08

Sanitary Sewers

Sewer Mains

For the most up-to-date mapping information visit the City of Mission Web Map at www.map.mission.ca

0 0.5 1 2 km

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Schedule 9a

Stormwater System

- Drainage Mains
- Drainage Creek
- Drainage Ditch

For the most up-to-date mapping information visit the City of Mission Web Map at www.map.mission.ca

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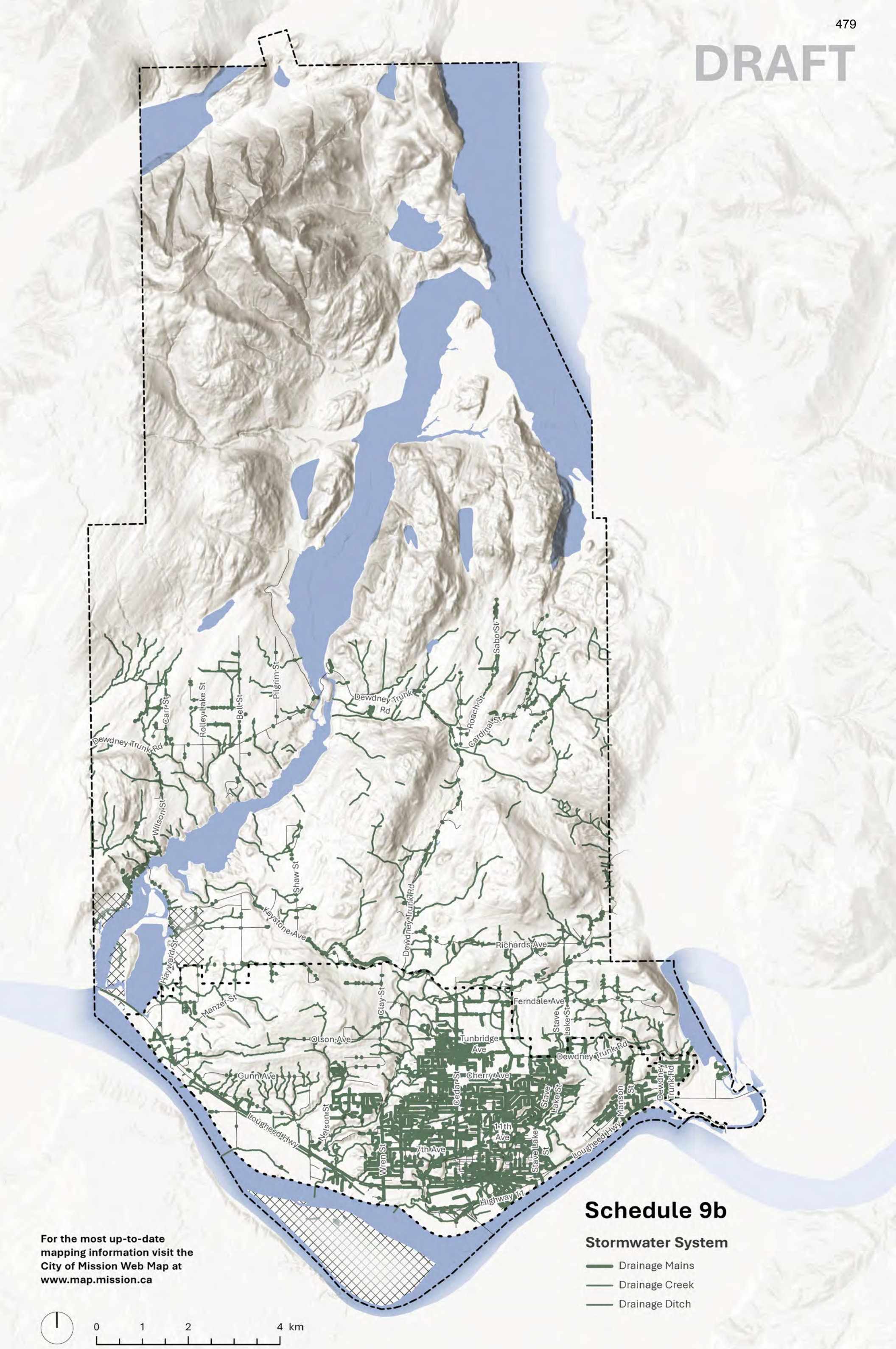

Schedule 9b

Stormwater System

- Drainage Mains
- Drainage Creek
- Drainage Ditch

For the most up-to-date mapping information visit the City of Mission Web Map at www.map.mission.ca

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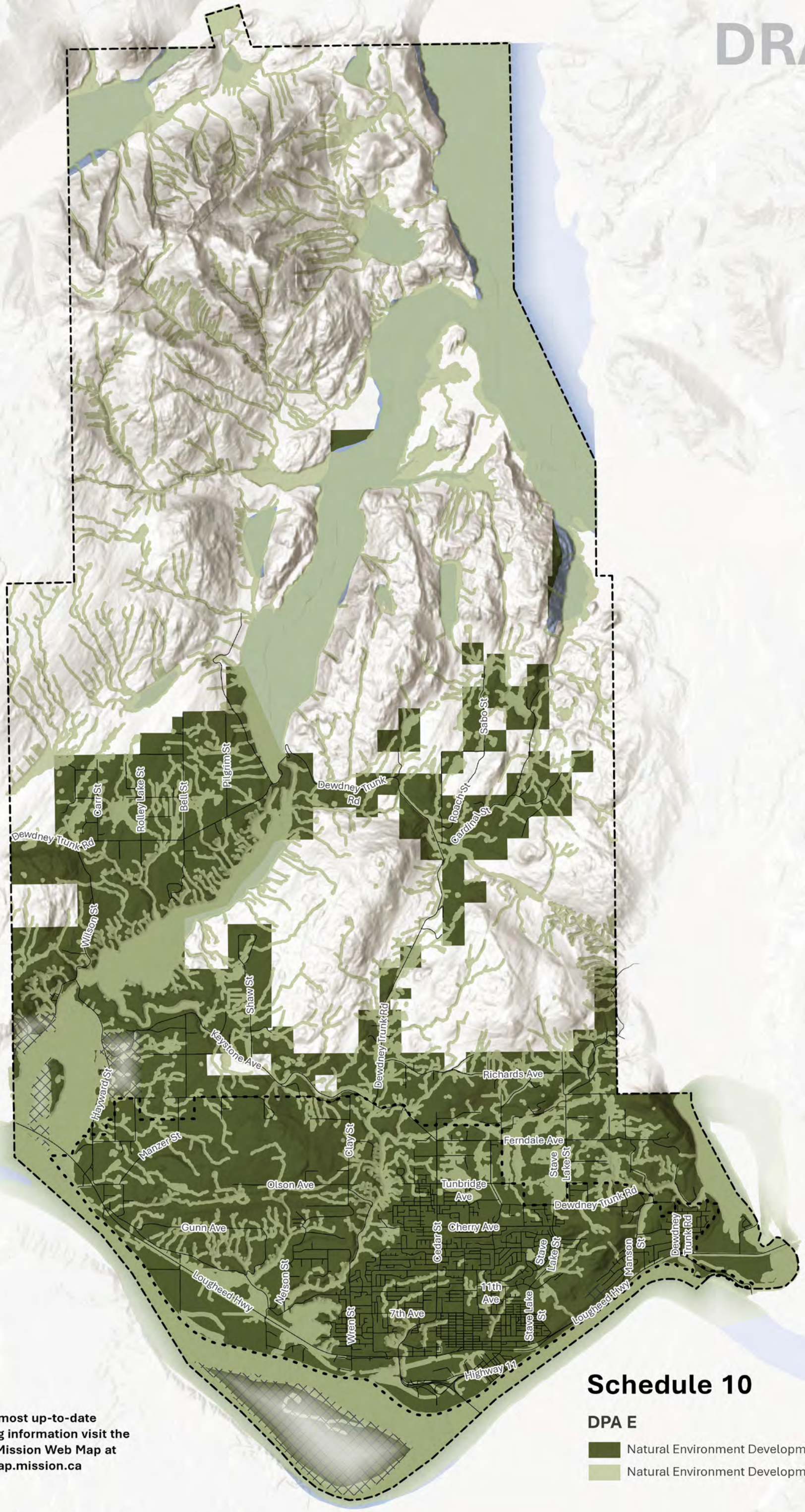

For the most up-to-date mapping information visit the City of Mission Web Map at www.map.mission.ca

Schedule 10

DPA E

- Natural Environment Development Permit Area E1
- Natural Environment Development Permit Area E2

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Keystone Ave
Dewdney Trunk Rd
Richards Ave
Hayward St
Manzer St
Clay St
Ferndale Ave
Rosetta Ave
Stave Lake St
Olson Ave
Tunbridge Ave
Tyler St
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Dewdney Trunk Rd
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Cade Barr St
Dewdney Trunk Rd
Nelson St
14th Ave
Manson St
Chester St
Lougheed Hwy
Hurd St
Taulbut St
11th Ave
Lougheed Hwy
7th Ave
Wren St
Grand St
Stave Lake St
3rd Ave
1st Ave
Highway 11
Highway 11

Schedule 11

DPA F

- Fraser River Development Permit Area
- Flood Exemption Areas

For the most up-to-date mapping information visit the City of Mission Web Map at www.map.mission.ca

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Schedule 12

DPA G

Geotechnical Hazards Development Permit Area

For the most up-to-date mapping information visit the City of Mission Web Map at www.map.mission.ca

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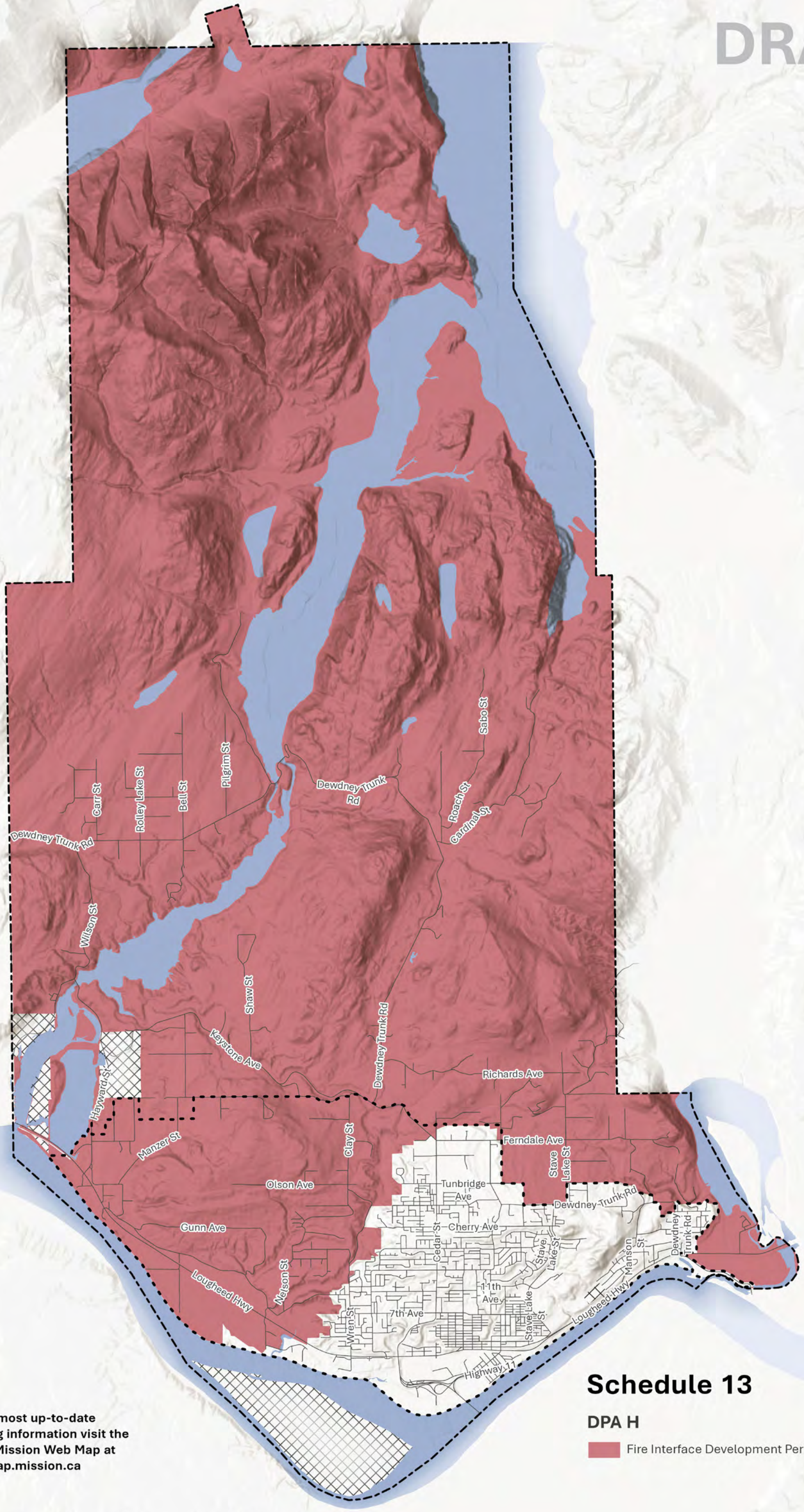

Schedule 13

DPA H

Fire Interface Development Permit Area

For the most up-to-date mapping information visit the City of Mission Web Map at www.map.mission.ca

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Keystone Ave
Dewdney Trunk Rd
Richards Ave
Hayward St
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Clay St
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Rosetta Ave
Stave Lake St
Olson Ave
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Egglestone Ave
Dewdney Trunk Rd
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Cedar St
Cade Barr St
Dewdney Trunk Rd
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Lougheed Hwy
Highway 11
Highway 11

Schedule 14

DPA I

Mission City Downtown Development

For the most up-to-date mapping information visit the City of Mission Web Map at www.map.mission.ca

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Appendix C.

Action Items

Action #	Action Item	Timeline
2.1.1.1.a	Investigate the use of inclusionary zoning to deliver affordable housing.	1-2 years
2.1.1.b	Investigate opportunities to delegate design approvals and variances to staff to: a. Streamline approvals processes; and b. Reduce subjective evaluation.	Immediate
2.1.1.1.c	Prepare a new Development Permit Area form and character map with corresponding sections for: a. General Design Guidelines, including overall guidelines for all residential and mixed land use projects to achieve. b. Design Guidelines for Primary and Secondary Neighbourhood Centres and the Downtown that require planning for the full identified centre so that individual development integrates cohesively with adjacent development within a Neighbourhood Centre. c. Design Guidelines by specific building types including, commercial, institutional (recognizing jurisdictional boundaries), and industrial. d. Prioritization of public views over private views e. Considering active transportation planning in new development. f. Outlining design elements that can be adjusted based on unique geographic features. g. Ensuring commercial development provides adequate parking shared by customers, staff, and building residents. h. Frameworks for delegating variances to City Administration.	Immediate
2.1.1.2.m	Encourage greater population density downtown by establishing minimum residential densities for development through Zoning Bylaw updates.	1-2 years
2.1.1.4.k	Amend all lands within the Health and Wellness Hub and remove this designation from the OCP following adoption of a neighbourhood plan for the Health and Wellness Hub.	1-2 years
2.1.1.5.o	Limit maximum heights through neighbourhood plans to establish clear transition zones between areas of higher and lower development intensity.	1-2 years
2.1.1.6.o	Limit maximum heights through neighbourhood plans to establish clear transition zones between areas of higher and lower development intensity.	1-2 years
2.1.1.12.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.	1-2 years

Action #	Action Item	Timeline
2.1.1.16.a	Develop long-term plans for City-owned Resource Industrial lands including future operational expansion and end-of-life transition.	3-5 years
2.1.1.17.a	Review and update the Zoning Bylaw as necessary to ensure the development of agri-tourism activities and value-added production on ALR lands are adequately supported provided they comply with the Agricultural Land Commission Act and ALR Use Regulation.	1-2 years
2.1.1.19.a	Create a forum for ongoing discussions with non-profit organizations operating within the Tree Farm Licence to occur.	3-5 years
2.1.1.19.b	Identify opportunities for organizations to appropriately expand and support recreational access to these lands.	6-10 years
2.1.1.20.a	Identify areas within development application sites with natural features such as ravines, watercourses, tree canopy, wildlife habitat and corridors for PNA designation.	Immediate
2.1.1.22.a	Advocate to the Provincial government for funding to support critical infrastructure upgrades and investments necessary for realizing the Waterfront's full potential.	3-5 years
2.1.2.1.a	Develop a prioritization list of key areas requiring neighbourhood plans.	Immediate
2.1.2.1.b	Capital plan for the development of neighbourhood plans according to the immediacy of planning need in identified key areas.	Immediate
2.1.2.1.c	Review adopted neighbourhood plans at the same frequency as the OCP	3-5 years
2.1.2.2.a	Conduct a City-initiated boundary review of the Central Neighbourhood Plan (CNP) to identify any lands adjacent that may warrant inclusion in the CNP area. The review should include a staff report to Council that considers factors such as: a. Findings from community consultation; b. Immediate adjacency of lands to the boundary of the CNP; c. 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 d. 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.	Immediate
2.2.1.a	Update the Transportation Master Plan with the projected densities and land uses outlined in this Official Community Plan.	1-2 years
2.2.1.b	Update the Transportation Master Plan to reflect newly identified Neighbourhood Centres and corridors, ensuring a connected network of walking, cycling, transit, and driving options.	1-2 years
2.2.1.c	Cooperate with the regional partners to provide a unified regional perspective to the Province about transportation improvements in Mission.	3-5 years
2.2.1.d	Investigate reducing or eliminating minimum parking requirements across all zones, allowing market forces to determine appropriate parking supply.	3-5 years
2.2.1.e	Plan for new mobility services and devices that can increase alternative transportation mode shares.	6-10 years
2.2.1.f	Prioritize investments in active transportation infrastructure.	1-2 years

Action #	Action Item	Timeline
2.2.1.g	Design new infrastructure to align with the Transportation Master Plan recommendations.	3-5 years
2.2.1.h	Require new developments be designed with strong connectivity for all modes of travel to ensure seamless integration of active, transit, and vehicular networks.	1-2 years
2.2.1.i	Require all new developments to incorporate active transportation infrastructure consistent with the City's transportation planning.	1-2 years
2.2.2.a	Update this Official Community Plan section upon adoption of Transportation Master Plan updates.	1-2 years
2.2.2.b	Enhance requirements in the Zoning Bylaw for transportation demand management measures for new developments, with increased requirements where there are zero parking requirements.	3-5 years
2.2.2.c	Acquire easements and access points through development that enhance connection between key active transportation and transit routes throughout the city.	Immediate
2.2.2.d	Coordinate the funding and implementation of bicycle facility improvements with road construction or reconstruction work in conjunction with the Transportation Master Plan, Utilities Master Plan, and parks planning.	Immediate
2.2.2.e	Prioritize active transportation projects in capital budgeting that enhance connections between Neighbourhood Centres and the Downtown and to transit routes through new sidewalks, paths, and trails that fill missing links in the active transportation network.	Immediate
2.2.3.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.	Immediate
2.2.3.b	Work with BC Transit to implement the network concepts and service levels outlined in the Transit Future Action Plan.	Immediate
2.2.3.c	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.	Immediate
2.2.3.d	Develop a new bus exchange in conjunction with BC Transit consistent with the Waterfront Revitalization Master Plan.	6-10 years
2.2.3.e	Prioritize improving bus stops to increase overall transit stop comfort, amenities, design, and user information over time.	3-5 years
2.2.4.a	Require Transportation Impact Assessments for new developments as outlined in the Development and Subdivision Control Bylaw.	Immediate
2.2.4.b	Identify key gateways and locations throughout the City for specialized road cross-sections that emphasize boulevard treatment and beautification features.	3-5 years
2.2.4.c	Update the Subdivision Bylaw to enable roundabouts in new community developments where viable.	1-2 years
2.2.4.d	Identify opportunities for introducing roundabouts at appropriate locations in the community where viable.	1-2 years
2.3.a	Implement the Utilities Master Plan and any successor servicing infrastructure plans.	Immediate

Action #	Action Item	Timeline
2.3.3.a	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.	6-10 years
2.3.3.b	Integrate rainwater management practices within the Zoning Bylaw, Development Permit Area guidelines, and other development standards and regulations.	3-5 years
2.3.4.a	Investigate opportunities to bury existing power lines where feasible, reducing the vulnerability of critical infrastructure to adverse weather conditions.	3-5 years
2.3.4.b	Integrate design direction for telecommunications infrastructure into development permit area guidelines and future Zoning Bylaw updates.	1-2 years
2.3.5.a	Provide waste disposal and recycling services in accordance with the City's Solid Waste Management Bylaw and the FVRD's Solid Waste Management Plan, including any future successor documents.	Immediate
2.3.5.b	Participate in regional and provincial initiatives, including around composting and food waste reduction, to achieve targets for waste reduction, reuse, recycling, and recovery.	Immediate
2.3.5.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.	Immediate
2.3.5.d	Inform residents and businesses about municipal and provincial regulations and recommended practices around waste management.	Immediate
2.3.5.e	Investigate the development of a Deconstruction Bylaw and/or requiring new development to submit Construction Waste Management Plans as part of the development approvals process.	3-5 years
2.3.5.f	Develop creative solutions to on-site waste management solutions in the TOA area downtown.	3-5 years
2.3.5.g	Explore expanding current waste diversion and Depot services to include re-purposing and salvaging construction and demolition waste.	3-5 years
2.3.5.h	Explore mechanisms to improve convenience for residents in recycling, composting and reducing solid waste.	3-5 years
3.1.1.a	Review development and subdivision standards as well as utilities master planning to ensure they enable implementation of innovative green and natural infrastructure.	1-2 years
3.1.1.b	Review development design guidelines and the Development and Subdivision Control Bylaw to ensure building design, landscaping, and siting protects environmental assets and enhances the urban tree canopy.	1-2 years
3.1.2.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.	1-2 years
3.1.2.b	Educate the community about programs that encourage donations of food to other non-profit organizations for distribution in the community.	6-10 years
3.1.3.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.	1-2 years
3.1.3.b	Investigate opportunities to more effectively protect riparian areas where deficiencies in the City's current approaches are identified.	1-2 years

Action #	Action Item	Timeline
3.1.3.c	Investigate opportunities for establishing a natural assets management plan that provides strategies for managing vegetation, riparian areas, wildlife, tree hazards, and fire management in coordination with the City's Environmental Charter.	1-2 years
3.1.3.d	Review City planning processes to ensure strategies to protect and enhance biodiversity are incorporated, including: a. Identifying natural areas for protection through neighbourhood plans b. Acquiring natural assets to protect and maintain c. Leveraging conservation tools such as covenants, eco-gifting programs, land trusts, and economic incentives to encourage protection on private lands or conveyance to the City d. Ensuring protection of areas designated Protected Natural Assets (PNA) on development sites through a process of negotiation that involves a density / land value transfer mechanisms to incentivize development applicants to protect areas designated as PNA. This PNA protection occurs when the density/land value is determined through negotiation and is transferred from a donor site, being a portion of the PNA (e.g. land extending outward from a SPEA or top of bank, depending upon local topography), to a recipient site on the remaining portion of the application site where the land designation allows residential or mixed-use development. e. Incentivizing ecological restoration of riparian or significant natural areas that will improve stream health and functioning f. Using natural buffers as transitions between developed and undeveloped areas.	1-2 years
3.1.4.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.	1-2 years
3.1.4.b	Explore opportunities for collaborative forest management initiatives with local First Nations to enhance stewardship, cultural harvesting, and ecological conservation efforts.	1-2 years
3.2.1.a	Update the Parkland Acquisition Guidelines to include criteria for locating, designing and maintaining privately-owned public spaces to ensure these spaces are: a. Publicly accessible, inviting and well-used by the public; b. Designed and programmed for users of all ages and abilities; c. Sited in convenient and easily accessible locations; d. Prioritized closest to locations of growth and density; e. Integrated and connected to adjacent streets, parks, greenways, and active transportation routes; and, f. Include landscaping, trees, seating, and public art, where appropriate and possible.	Immediate
3.2.1.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.	Immediate
3.2.1.c	Acquire land for parks that supports multiple policy objectives, including: a. Enhancing access to the Fraser River for residents; b. Preserving significant tree stands, significant environmentally sensitive features, and wildlife corridors; c. Protecting tangible and intangible heritage and cultural resources; d. Linking existing parks and key destinations; and, e. Mitigating wildfire and/or flood risks to developed areas.	Immediate

Action #	Action Item	Timeline
3.2.1.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: a. 5% of the total parcel size would be too small for a park or trail component; b. No part of the parcel would complement the park or trails system; and, c. The area has a sufficient amount of parkland and open spaces to meet current and projected needs.	Immediate
3.2.1.e	Integrate future parks planning with land use planning to ensure gaps in parkland access are proactively planned for.	1-2 years
3.2.2.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.	1-2 years
3.2.3.a	Acquire land that complements the existing and planned active transportation and open space network as opportunities arise through capital budgets, developer contributions, and grants.	6-10 years
3.2.3.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.	Immediate
3.3.1.a	Update the Public Art Policy.	Immediate
3.3.1.b	Allocate funds collected via the Amenity Cost Charge Bylaw for use in supporting and building arts and cultural spaces and facilities.	11-20 years
3.3.1.c	Study the feasibility of creating a larger associated museum space for display of historic artifacts and archival information and administration.	6-10 years
3.3.2.a	Utilize heritage conservation tools available from BC legislation including: a. Heritage Revitalization Agreement b. Heritage Alteration Permit c. Designation of Heritage Conservation Areas d. Temporary Heritage Protection Order e. Heritage Property Maintenance Standards bylaw.	Immediate
3.3.2.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.	1-2 years
3.3.2.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.	3-5 years
3.3.2.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 to ensure heritage conservation is considered and acted upon effectively during the review and processing of development applications.	Immediate
3.3.2.e	Retain a heritage professional to conduct detailed reviews of buildings, structures and places to be identified in the heritage inventory.	Immediate
3.3.2.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.	3-5 years

Action #	Action Item	Timeline
3.3.2.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.	6-10 years
3.3.2.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.	3-5 years
3.3.2.i	Engage with the Mission Historical Society to enhance community awareness about Mission's historical treasures.	1-2 years
3.3.2.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.	6-10 years
3.3.2.k	Develop a new development fast-track program for development applications that include full recognition of protecting buildings and places with heritage value.	1-2 years
3.3.2.l	Identify buildings, structures and places that could be considered for heritage award recognition during BC Heritage Week.	3-5 years
3.4.a	Continue to advance Truth and Reconciliation in Mission through active participation in the Í:xel Sq'eq'ó (Together We Paddle) agreement.	Immediate
3.4.b	Ensure all municipally-adopted statutory plans going forward include a land acknowledgment.	Immediate
3.4.c	Identify opportunities to implement the Calls to Action relevant to Mission.	Immediate
3.5.1.a	Develop an Economic Development Strategy with the help of the Economic Development Advisory Committee.	1-2 years
3.5.1.b	Review housing and economic strategies to ensure alignment around talent attraction, support for entrepreneurs, and ensuring access to living-wage jobs and inclusive community services.	3-5 years
3.5.1.c	Review the Zoning Bylaw to ensure home-based business and live-work regulations are conducive to supporting new businesses.	3-5 years
3.6.1.a	Develop development permit area guidelines that promote active street-level uses to create a vibrant and pedestrian-friendly commercial environment.	Immediate
3.6.1.b	Develop a standing capital contribution towards enhancing the Downtown public realm through art installations, murals, and cultural programming.	1-2 years
3.6.1.c	Actively seek to foster partnerships with non-profits and developers to deliver affordable and supportive housing options in the Downtown.	Immediate
3.7.1.a	Review and update Mission's Affordable Housing Needs Report every five years to: a. Ensure it meets the provincially-mandated Housing Needs Assessment requirements and provincially-mandated housing targets; b. Identify short- and long-term housing targets and development priorities; c. Identify actions, timelines, and guidance for monitoring and evaluating progress; d. Inform the allocation of municipal resources to appropriately leverage senior government funding and to catalyze development of all forms of housing identified in the Housing Needs Report.	3-5 years
3.7.1.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.	3-5 years

Action #	Action Item	Timeline
3.7.1.c	Consider decoupling approvals processes for housing and delegating to staff where possible.	1-2 years
3.7.1.d	Explore opportunities to secure a proportion of housing units as affordable through the rezoning process.	1-2 years
3.7.1.e	Explore opportunities to secure a proportion of housing units as accessible through the rezoning process.	1-2 years
3.8.2.a	Implement the recommendations of the Community Wildfire Protection Plan, including improved fire protection and prevention in Urban Interface neighbourhoods.	3-5 years
3.8.2.b	Promote and maintain the Fraser River Flood Preparedness and Response Plan.	Immediate
3.8.2.c	Site and design recreational trails where possible to support emergency response objectives, including: a. Improving hazard mitigation (e.g. creating wildfire breaks and flood protection); and b. Expanding emergency access routes.	Immediate
3.8.2.d	Enhance public safety and security through integrated land use planning and development that supports emergency and protective services.	Immediate
3.8.2.e	Collaborate with Fraser Health, local First Nations, and senior levels of government in responding to changing environmental conditions, assessing and their projected impacts on critical infrastructure, and updating physical and non-physical strategies to mitigate risks.	Immediate
3.8.2.f	Work with First Nations and neighbouring jurisdictions to strengthen emergency preparedness of the entire region.	1-2 years
3.8.3.a	Implement the Community Wellness Strategy by: a. Ensuring climate adaptation and mitigation policies and actions are aligned across City departments; b. Collaborating to attract and retain healthcare and social service providers; c. Protecting employment lands and locating new employment near housing, active transportation, and transit services; d. Ensuring wellness services are accessible by active transportation and transit; e. Providing heating and cooling centres in City-owned facilities; f. Promoting tree protection and planting; g. Locating wellness services in areas supported by existing or planned community spaces, open spaces, and transit services; h. Collaborating with local nonprofits to ensure funding and development of housing for residents with complex care needs; i. Enhancing parks accessibility for people of all abilities by improving connections to transit, active transportation networks, and nearby residential areas; and j. Exploring opportunities that increase the supply of universally accessible homes.	Immediate
3.8.3.b	Advocate for the preservation of 24/7 health and emergency services at the Mission Memorial Hospital.	Immediate
3.8.3.c	Work with the province collaborating on strategies focused on increasing child and youth involvement in the design and implementation of youth programs and policies in the local community and key youth serving government bodies.	3-5 years
3.8.3.d	Identify a Youth Hub of Service located within the Youth Centre area to provide wrap-around supports and care for youth in Mission.	3-5 years
3.8.4.a	Ensure City bylaws and regulations are consistent with provincial licensing requirements for care facilities to remove barriers to the creation of new childcare spaces.	1-2 years

Action #	Action Item	Timeline
3.8.4.b	Review City bylaws and policies to remove any extraneous barriers to childcare operators.	1-2 years
3.8.4.c	Leverage shared funding, planning, and development opportunities that can achieve integrated housing, childcare, and complementary community amenities.	3-5 years
3.8.4.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.).	3-5 years
3.8.4.e	Work with senior levels of government to develop a Childcare Strategy.	Immediate
3.8.4.f	Continue working with other levels of government to apply for grants for building new Childcare facilities on public, private and non-profit entity's lands	1-2 years
3.8.4.g	Prioritize the development and provision of licenced childcare to respond to community needs in appropriate locations throughout the city that: a. Provide convenient access for families (e.g. close to employment lands, schools, and dense residential areas); and, b. Offer opportunities to integrate adjacent uses to enhance services and supports (e.g. libraries, parks, etc.).	1-2 years
4.1.1.a	Work collaboratively across departments to ensure implementation of these action items.	Immediate
4.1.1.b	Use Council's Strategic Plan to guide prioritization of action item implementation.	Immediate
4.1.1.c	Require this action item list to be reviewed and revised at least once per Council term.	3-5 years
4.1.2.a	Review departmental work plans and identify if updates are required to conform with the OCP.	3-5 years
4.1.2.b	Develop a process for conducting periodic reviews of alignment between the OCP, department work plans, and emerging City issues.	3-5 years
4.1.2.c	Examine Master Plans and strategies to determine gaps in community facilities and services to provide a foundation for an in-depth financial analysis for implementing OCP Actions.	3-5 years
4.1.2.d	Incorporate OCP Action Items into City-wide asset management processes to ensure appropriate consideration for how these actions fit into broader City commitments.	3-5 years
4.2.1.a	Conduct a targeted update of the Zoning Bylaw to implement the direction of this OCP.	1-2 years
4.2.1.b	Issue permits under old zones provided they comply with all requirements of the OCP.	Immediate
4.2.1.c	Review neighbourhood plans to ensure their functional status and alignment with the OCP.	1-2 years
4.2.1.d	Update or rescind neighbourhood plans as necessary to comply with the OCP.	1-2 years
4.2.1.e	Reference the OCP and its goals and policies in strategic plans, budget presentations, and other administrative submissions to Council as appropriate.	Immediate
4.2.1.f	Conduct a gap analysis through a comprehensive analysis across all departments of facilities and services required by the City for the short term (5-years) and long term (20 years) within the scope of a Structure Prioritization and Financing Strategy.	3-5 years

Appendix D.

Development Permit Area Guidelines

Development Permit Areas

DPA Guidelines Overview & Guide

The City of Mission Development Permit Areas identify locations requiring special treatment for certain purposes. These purposes can include the protection of development from hazards, establishing objectives for form and character in specified circumstances, or the revitalization of a commercial use area. This section of the OCP identifies the specific Development Permit Areas in Mission, outlines their purpose, exemptions, and other considerations, and establishes the guidelines for how development can address the special conditions or objectives of the Development Permit Area.

Form and Character Development Permit Areas include Areas A, B, C, D and I. Development Permit Area I is for the Mission City Downtown Development Permit Area which was prepared prior to this OCP as a stand-alone document. It is therefore included in the OCP after all of the other Development Permit Areas. Development Permit Areas E, F G and H pertain to protection of the natural environment and protection of development from hazardous conditions.

In addition to the DPA guidelines themselves, the following action items should be undertaken following OCP adoption.

a. Conduct a comprehensive review of all DPAs prioritizing simplification and consolidation of DPA guidelines in order to increase their effectiveness and implementability.

DPAs included in this OCP are:

DPA A: Intensive Residential

DPA B: Multi-Unit Residential

DPA C: Mixed-Use and Commercial

DPA D: Industrial

DPA E: Natural Environment

DPA F: Fraser River

DPA G: Geotechnical Hazards

DPA H: Fire Interface

DPA H: Fire Interface

DPA I: Mission City Downtown

Category: 488 (1)

of the Local Government Act

(e) establishment of objectives for the form and character of intensive residential development

(h), (i) and (j) for the establishment of objectives to promote energy conservation, establishment of objectives to promote water conservation, and establishment of objectives to promote the reduction of greenhouse gas emissions, respectively

DPA A: Intensive Residential DPA Guidelines

Area of Applicability

The Intensive Residential Development Permit Area is applicable to all properties being developed to intensive residential densities within the urban growth boundary.

Exemptions

The following types of development are exempt from submitting this Development Permit:

- Excluding a coach house or a garden cottage, a development proposing to construct a new building(s) or an addition to an existing building(s) less than 111.5 m^2 will be evaluated by staff 'in-house' to ensure consistency with the intent of Development Permit Area Guidelines
- Internal renovations not resulting in any change to the external appearance of the building
- Site improvements such as landscaping and paving
- Subdivision for the purposes of lot consolidation, lot line adjustment, or road widening to City of Mission standards
- Exterior building envelope repairs including repainting and re-cladding covered under the Homeowner Protection Act, SBC 1998 not resulting in any significant change to the external appearance of the building
- Any servicing work undertaken by or on behalf of the City of Mission

Designation

The Intensive Residential Development Permit Area is designed to establish guidelines for the form and character of intensive residential development to achieve a higher standard of building design, housing alternatives, site compatibility and site aesthetics that are consistent with a vibrant residential neighbourhood.

An Intensive Residential Development Permit is required for the following forms of residential development:

- Intensive residential development on lands designated Urban Residential.
- Infill residential development with up to four units on a lot including the primary residence on lands designated Urban Residential or Suburban Residential within the Urban Growth Boundary.

Justification

Well-designed intensive residential developments will help Mission meet many of this OCP's objectives related to sustainability. The massing of buildings, exterior design and appearance, orientation to the street, landscaping, inclusion of open space, treatment of vehicular and pedestrian access and parking, maintenance of views, and attention to the physical attributes of the adjacent area are essential features to address.

Intent

The guidelines are intended to reinforce community identity of higher density single-family residential neighbourhoods.

- Intensive residential development is expected to maintain a single-family neighbourhood character in which individual dwelling units are distinguishable from one another.
- Intensive residential development achieves a higher density of single-family as seen in the neighbourhoods north of the downtown core.
- Increased residential density is accomplished through the development of smaller lots or through infill development. Infill development offers a range of housing types while respecting the relationship of homes to the street.
- During the review of development permit applications, alternative solutions and designs that meet the general intent of the guidelines can be considered and applied to intensive residential development.

Objectives

1. To facilitate a high standard of building design, site compatibility and site aesthetics
2. To integrate higher density single-detached residential development into neighbourhoods in the urban area through the establishment of general provisions for building form and character
3. To minimize the impact of new single- detached infill residential development on existing neighbourhoods
4. To provide a mix of housing forms, choices and affordable opportunities for residents in the urban area while providing for more interesting and varied urban neighbourhoods
5. To advance sustainable development in Mission through the economic efficiencies gained by capitalizing on existing infrastructure and services in the urban area by increasing single-family residential densities
6. To provide a neighbourhood environment that focuses on pedestrians rather than an automobile-dominated streetscape
7. To encourage sustainable site design that promotes energy conservation, water conservation, and habitat protection

Sustainability Initiatives

All form and character development permit submissions must contain a sustainability statement that provides an overview of sustainability initiatives to be incorporated within the development. Items to be addressed within the statement should relate specifically to the following:

1. Rainwater Management, e.g., impervious surface reduction, green roofs, deeper growing medium, rain barrels, cisterns, rain gardens, disconnected roof leaders
2. Recycling and Composting Facilities
3. Water Use Reduction, e.g., low consumption fixtures, greywater systems, rainwater recycling, water efficient landscaping
4. Energy Efficiency, e.g., high performance envelopes, low energy consumption appliances, passive solar gain, renewable energy systems, pre-plumbing for solar panels
5. Materials and Resources, e.g., locally obtained building materials, recycled content, construction waste management
6. Social Sustainability, e.g., end of trip facilities, bike storage, landscaped gathering places, light pollution reduction.

Guidelines

Site Planning

a. Design the site layout and building locations to:
   i. Retain and protect important trees, archaeological or culture sites, rock outcrops, ridgelines, and other unique site features.
   ii. Reduce overlooking and shadowing of public outdoor use areas.
   iii. Encourage the penetration of sunlight and natural light into interior spaces to reduce the energy needed for lighting and heating, using passive solar siting principles.
   iv. Orient development to maximize views for residents and the public.
   v. Work with the existing topography, minimizing the need for cut and fill or tall retaining walls, and providing a complement to the natural landscape.
   vi. Where larger retaining walls are required, terrace them if possible, including planting between the walls.
   vii. Respect the form and character of surrounding developments.
   viii. Provide for physical separation, security, and visual and acoustic privacy when the adjacent land uses are not residential.
   ix. Maximize utility of open space included within new development sites, requiring linking new and existing open space on adjacent sites for public access.

b. Locate amenity spaces
   i. Adjacent to the primary entrance, or in a central location, of the development site when a development consists of townhouses, rowhouses, or other ground oriented development;
   ii. Close to the primary entrance of a multi-storey residential only development; and
   iii. Close to the primary entrance, or on the second storey, of a multi-storey mixed-use (commercial/residential) development.

c. Orient building frontages and main entrances to the primary street frontage.

d. Define entries clearly with walkways and bicycle access to the street, including the following:
   i. Townhouse residential units have their “front door” (i.e. principal public entry) facing the public street where possible, or otherwise to the internal road;
   ii. Apartments face their main lobby and entrance to the public street where possible, or otherwise to the internal road; and
   iii. Where multi-unit developments do not directly face the street, consider interesting façades facing the street, clear pedestrian access to the street, and individual unit gates and entrances on the street

Landscaping

e. Provide landscape plans that include:
   i. Finished site grades;
   ii. Maintenance and irrigation requirements;
   iii. Underground irrigation alignments;
   iv. Utilities;
   v. Location and heights of retaining walls;
   vi. Aesthetically pleasing treatments to all retaining walls;
   vii. Privacy or screening considerations;
   viii. Shade and sun angles;
   ix. Considerations for user safety;
   x. Identification of prominent views;
   xi. Landscape architects statement demonstrating how the landscape plan creates visual interest and identity for the project; and

xii. Any other site planning criteria requested by the Development Authority.

f. Incorporate waterlines into all landscape plans.

g. Maximize the extent of landscaped areas on site with absorbent soils and minimize the amount of impervious surfaces to increase the natural infiltration (absorption) of rainwater and to provide a more natural or landscaped character

h. Reduce the amount of impervious paving and use permeable materials where possible, e.g., permeable pavers, permeable asphalt or concrete, decks, reinforced grass

i. Consider the use of bioswales, rain gardens, and other design techniques that allow greater infiltration of water, including within and around parking areas

j. Promote the use of rainwater collection/re-use systems that collect rainwater for irrigation

k. Encourage landscape designs that use native plants and low maintenance approaches wherever possible.

l. Design the landscape to increase or at minimum retain the tree canopy on the site.

m. Prioritize maintaining the connectivity of green space with adjacent lots in landscape plans.

n. Select outdoor light fixtures based on dark sky principles.

Garbage, Composting and Recycling

o. Locate garbage, composting, and recycling container areas where they are accessible to residents and to container pick-up trucks.

p. Locate garbage, composting, and recycling container areas on rear lanes where possible.

q. Screen garbage, composting, and recycling container areas with an appropriate durable, bear-proof enclosure.

r. Provide landscaping around the perimeter of garbage, composting, and recycling container enclosures where possible.

s. Avoid direct exposure of refuse and recycling areas to public streets.

Building Massing

t. Buildings should use massing based on simple, regular shapes with variations in the character of rooflines, including steep sloping rooflines, gables, hips and dormers.

u. Step-back house massing above the second floor when development is immediately adjacent to a two-storey or lower residential building.

v. Locate garage access from lanes only where the property has a lane.

w. Locate entrances at ground-level where possible.

x. Incorporate varying setback distances into the dwelling siting, observing the minimum setback as specified in the zone.

y. Emphasize primary entrances with a higher level of architectural detail, landscape treatment, and higher-quality materials and finishes.

z. Use landscaping and/or fencing to establish a clear delineation between public and private space.

aa. Design secondary dwellings separate from the main dwelling to be architecturally compatible with the main structure.

ab. Design infill housing to fit into the immediate surroundings and not appear out of scale or character with the adjacent homes.

ac. Use building massing, scale, and heights that complement the rhythm of buildings and the overall neighbourhood pattern.

Parking & Garages

ad. Provide access to garages and off-street parking from the lane, where lanes exist.

ae. Combine driveways of adjacent infill developments where possible to minimize paving, minimize curb cuts, and enhance the streetscape.

af. Design garages to be visually secondary to the house, and to have design and detailing consistent with the architectural style of the house, especially where doors are visible from the street.

ag. Set back garages facing the street a minimum of 0.75m (2.5ft) from the front façade of a building.

ah. Design double garages to have two single doors or to have the appearance of two single doors, with architectural detail to break up the expanse of the garage doors.

ai. Design driveways, garages, and parking pads to have a minimum intrusion on pedestrian use of the street, with landscaping around parking areas.

Building Orientation

aj. Design houses on corner lots or double fronting lots with articulated façades facing both streets, using features such as variations of wall planes, varying rooflines, secondary entrances, windows and detailing.

ak. Orient duplexes to allow access to identifiable rear yard space for each unit.

al. Provide similar front yard setbacks to the average of immediately adjacent dwellings.

am. Orient patios, porches, balconies and decks away from neighbouring yards, or if not possible, inset or screen them to improve privacy for neighbours, recognizing that some overlook of yards and decks between houses on adjoining lots is not unusual.

Entries, Porches, & Front Yards

an. Provide functional covered front porches/verandas as entrances facing the street to promote neighbourhood interaction and provide semi-private outdoor space.

ao. Delineate public from semi-private space by using front yard fencing and hedging to a maximum of 1.2m (4 feet) high, with fences designed in keeping with the architectural character of the dwelling.

ap. Avoid using chain link fencing in front yards, prioritizing wood, metal and/or stone fencing that is visually permeable.

Roof Forms

aq. Incorporate strong primary roof forms in buildings.

ar. Incorporate secondary roofs, gables, shed, or integrated skirt roofs into the building form to express a clear formal hierarchy and to visually support the primary roof form.

as. Roof slopes are required above the second storey to minimize the imposition of building massing on neighbouring properties.

at. Provide a minimum roof slope of 7 in 12 (7/12) pitch above the second storey.

au. Use roof forms on garages that complement the primary dwelling.

Building Finishes

av. Use wood, shingle siding, brick, and stone exterior finishes wherever possible.

aw. Use vinyl siding only where window trim and exterior outside/inside corners are finished with wood fascia board.

ax. Use hardy and metal finishes where required by DPA H: Fire Interface.

ay. Use no more than three material finishes should be used on any elevation, with a fourth material possible above the upper storey on gable ends or dormers.

az. Continue front elevation treatments a minimum of 0.6m (2 feet) around corners.

ba. Integrate flashings, gutters, and downspouts into the design of the house through colour or other methods.

Windows

bb. Provide visually prominent windows articulated with color and/ or trim.

bc. Use windows that are compatible in scale with the massing and roof forms of the building, especially for primary living spaces and the largest windows in a building.

bd. Use only double or triple-pane glazing where development is adjacent to or near highway corridors, high traffic volume corridors, or industrial and commercial land uses.

be. Offset windows from neighbouring houses so that no direct visual intrusion into private space exists.

Additional Guidelines for Silverdale

bf. Establish a development form and character that respect the hillside topography and views of the site while ensuring that buildings and landscapes are visually attractive and contribute to a highly liveable community.

bg. Consider the view of the site from Lougheed Highway and plan the Neighbourhood to present an attractive face from all directions. The appearance of solid "walls" of buildings on the hillside are to be avoided outside the Village Centre.

bh. Development should take the form of distinct pockets of buildings that fit into the landscape.

bi. Provide distinctive elements and signage at the entry point of the neighbourhood and each precinct to signal a sense of arrival or gateway

bj. Buildings and landscapes should contribute to an overall "family" of development styles by using similar architectural elements, styles and materials. This is not intended to result in "uniformity" but rather in "complementary" development.

bk. Building forms should respect the topography of the landscape, e.g., roof forms should step down the hillside.

bl. All new developments are encouraged to incorporate natural rock and stone (especially locally sourced rock) as a façade treatment and as an element in freestanding signage.

bm. No fencing should be located in the front yards of Intensive Residential units.

l. Restore disturbed areas of the site intended to become natural open space as soon as possible after disturbance using plants that are native to the region and drought resistant.

Category: 488 (1)

of the Local Government Act

(f) establishment of objectives for the form and character of multi-family residential development.

(h), (i) and (j) for the establishment of objectives to promote energy conservation, establishment of objectives to promote water conservation, and establishment of objectives to promote the reduction of greenhouse gas emissions, respectively.

DPA B: Multi-Unit Residential Development Permit Area

Area of Applicability

The Multi-Unit Residential Development Permit Area is applicable to all properties being developed to multi-unit residential densities within the urban growth boundary.

Exemptions

The following types of development are exempt from submitting this Development Permit:

- Excluding a coach house or a garden cottage, a development proposing to construct a new building(s) or an addition to an existing building(s) less than 111.5 m^2 will be evaluated by staff 'in-house' to ensure consistency with the intent of Development Permit Area Guidelines.
- Internal renovations not resulting in any change to the external appearance of the building.
- Site improvements such as landscaping and paving.
- Subdivision for the purposes of lot consolidation, lot line adjustment, or road widening to City of Mission standards.
- Exterior building envelope repairs including repainting and re-cladding covered under the *Homeowner Protection Act,* SBC 1998 not resulting in any significant change to the external appearance of the building.
- Any servicing work undertaken by or on behalf of the City of Mission.

Designation

The Multi-Unit Residential Development Permit Area is designated to establish guidelines for the form and character of multi-unit residential development to achieve a higher standard of building design, housing alternatives, site compatibility, and site aesthetics that are consistent with a vibrant residential neighbourhood

Justification

Well-designed multi-unit developments will help Mission meet many of this OCP's objectives related to sustainability. The massing of buildings, exterior design and appearance, orientation to the street, landscaping, inclusion of open space, treatment of vehicular and pedestrian access and parking, maintenance of views, and attention to the physical attributes of the adjacent area are essential features to address.

Intent

The guidelines are intended to encourage and enable contextually responsive multi-unit developments into a city traditionally dominated by single-family neighbourhoods. This means different approaches depending on where in neighbourhoods development is proposed, but generally requires respectful buffering and screening to adjacent land uses.

In newly developing areas the intent is to establish dynamic higher-density developments that provide more residents with access to complete communities, where parks, trails, and the other amenities are located within or in close proximity to the developments.

Objectives

1. Facilitate a high standard of building design, site compatibility and site aesthetics.
2. Integrate higher density multi-unit residential development into neighbourhoods in the urban area through the establishment of general provisions for building form and character.
3. Provide a mix of housing forms, choices and affordable opportunities for residents in the urban area while providing for more interesting and varied urban neighbourhoods.
4. Advance sustainable development in Mission through the economic efficiencies gained by capitalizing on existing infrastructure and services in the urban area by increasing residential densities.
5. Support safe pedestrians access to, around and within developments.
6. Encourage sustainable site design that promotes energy conservation, water conservation, and habitat protection.
7. Incorporate Crime Prevention through Environmental Design (CPTED) principles to provide a safe residential environment.

Sustainability Initiatives

All form and character development permit submissions must contain a sustainability statement that provides an overview of sustainability initiatives to be incorporated within the development. Items to be addressed within the statement should relate specifically to the following:

1. Rainwater Management, e.g., impervious surface reduction, green roofs, deeper growing medium, rain barrels, cisterns, rain gardens, disconnected roof leaders.
2. Recycling and Composting Facilities.
3. Water Use Reduction, e.g., low consumption fixtures, greywater systems, rainwater recycling, water efficient landscaping.
4. Energy Efficiency, e.g., high performance envelopes, low energy consumption appliances, passive solar gain, renewable energy systems, pre-plumbing for solar panels.
5. Materials and Resources, e.g., locally obtained building materials, recycled content, construction waste management.
6. Social Sustainability, e.g., end of trip facilities, bike storage, landscaped gathering places, light pollution reduction.

Guidelines

Site Planning

a. Design the site layout and building locations to:
   i. retain and protect important trees, archaeological or culture sites, rock outcrops, ridgelines, and other unique site features
   ii. minimize the impact of building shadows on nearby residential sites and buildings
   iii. reduce overlooking and shadowing of outdoor use areas and adjacent buildings
   iv. encourage the penetration of sunlight and natural light into interior spaces to reduce the energy needed for lighting and heating, using passive solar siting principles
   v. preserve and maximize views for residents and the public
   vi. work with the existing topography, minimizing the need for cut and fill or tall retaining walls, and providing a complement to the natural landscape
   vii. where larger retaining walls are required, terrace them if possible, including planting between the walls
   viii. respect the form and character of surrounding developments, especially where they are single detached residential
   ix. provide for physical separation, security, and visual and acoustic privacy when the adjacent land uses are not residential
   x. include open space within new development sites, with more green usable open space for larger developments, linking new and existing open space on adjacent sites for public access

b. Locate amenity spaces within the site, such as courtyards, gathering spaces, play areas, community gardens, and dog off-leash areas, in areas with high visibility and optimal access to all residents. This means the amenity space should be located:
   i. adjacent to the primary entrance, or in a central location, of the development site when a development consists of townhouses, rowhouses, or other ground oriented development
   ii. in close proximity to the primary entrance of a multi-storey residential only development
   iii. in close proximity to the primary entrance, or on the second storey of a multi-storey mixed-use (commercial/ residential) development

c. Orient building frontages and main entrances to the primary street frontage.

d. Define entries clearly with walkways and bicycle access to the street, including the following:
   i. Townhouse residential units have their “front door” (i.e. principal public entry) facing the public street where possible, or otherwise to the internal road;
   ii. Apartments face their main lobby and entrance to the public street where possible, or otherwise to the internal road; and
   iii. Where multi-unit developments do not directly face the street, consider interesting façades facing the street, clear pedestrian access to the street, and individual unit gates and entrances on the street.

Landscape Planning

e. Provide landscape plans that include:
   i. Finished site grades;
   ii. Maintenance and irrigation requirements;
   iii. Underground irrigation alignments;
   iv. Utilities;
   v. Location and heights of retaining walls;
   vi. Aesthetically pleasing treatments to all retaining walls;
   vii. Privacy or screening considerations;
   viii. Shade and sun angles;
   ix. Considerations for user safety;
   x. Identification of prominent views;
   xi. Landscape architects statement demonstrating how the landscape plan creates visual interest and identity for the project; and
   xii. Any other site planning criteria requested by the Development Authority.

f. Incorporate waterlines into all landscape plans.

g. Maximize the extent of landscaped areas on site with absorbent soils and minimize the amount of impervious surfaces to increase the natural infiltration (absorption) of rainwater and to provide a more natural or landscaped character.

h. Reduce the amount of impervious paving and use permeable materials where possible, e.g., permeable pavers, permeable asphalt or concrete, decks, reinforced grass.

i. Consider the use of bioswales, rain gardens, and other design techniques that allow greater infiltration of water, including within and around parking areas.

j. Promote the use of rainwater collection/re-use systems that collect rainwater for irrigation.

k. Encourage landscape designs that use native plants and low maintenance approaches wherever possible.

l. Design the landscape to increase or at minimum retain the tree canopy on the site.

m. Prioritize maintaining the connectivity of green space with adjacent lots in landscape plans.

n. Landscape the frontage area of new development to include street trees with other plantings interspersed throughout the development site.

o. Use screening fencing along side or back property lines to complement the site and building design.

p. Provide plaza spaces, intersections and other focal points with benches, street furniture, fountains, landscaping, lighting and public art along pedestrian corridors.

q. Use Crime Prevention Through Environmental Design (CPTED) principles and guidelines when designing landscaping to maximize pedestrian protection and visibility.

r. Use a one deciduous tree to every three parking spaces ratio within landscaped areas.

s. Intersperse intensively landscaped islands or bioswales at least 1.5 metres wide planted with hardy vegetation and shade trees in parking areas in excess of 20 stalls.

t. Provide landscaping at the ends of parking rows, within and around parking lots as needed to increase human comfort, provide visual relief, and increase infiltration of rainwater.

u. Use alternate hard surface paving to asphalt periodically in landscape design to reduce heat and visual impacts.

v. Consider energy efficiency and conservation in landscape design, e.g., moderate wind, provide shade in summer, and allow sunlight and daylight into buildings.

Garbage, Composting, & Recycling

w. Locate garbage, composting, and recycling container areas where they are accessible to users and container pick-up trucks.

x. Locate garbage, composting, and recycling container areas on rear lanes where possible.

y. Screen garbage, composting, and recycling container areas with an appropriate durable, bear-proof enclosure.

z. Provide landscaping around the perimeter of garbage, composting, and recycling container enclosures where possible.

aa. Avoid direct exposure of refuse and recycling areas to public streets.

Signage & Lighting

ab. Provide a comprehensive signage plan that is compatible with the development.

ac. Coordinate signage design architecturally with the overall building design and composition, integrating signage with building façades through colour and graphic style.

ad. Include external lighting, especially along pedestrian pathways, to enhance safety on the site after dark.

ae. Minimize on-site lighting glare and overspill into adjacent residential properties and into the sky, using International Dark Sky Model principles.

af. Direct lighting downwards and use full cut-off fixtures with horizontally aligned flush mounted (non-protruding) lenses.

ag. Limit lighting fixtures on poles to a maximum height of 6.0 metres from the ground.

ah. Ensure that the design and installation of lights protects against vandalism.

ai. Coordinate the design and location of lighting with other landscape elements and street furniture.

Building Massing, Form, & Character

aj. Design buildings with architectural interest, using design features such as varying rooflines, extensive glazing, well defined entrances, business-specific signage, and high-quality exterior elements.

ak. Design with parking garages or carports facing away from the street as much as possible.

al. Design larger buildings in smaller blocks and clusters where possible.

am. Relate buildings to natural and public spaces such as paths, greenways, landscape features, site amenities, parks and roads.

an. Minimize the length and massing of façades to take advantage of views and natural site features, and to improve the visual interest of building elevations.

ao. Provide variation of façades with setbacks or projections of 0.75m or more if building blocks have façades extending beyond four units.

ap. Provide a transition to the character and height of adjacent buildings for multi-unit buildings.

aq. Screen rooftop mechanical equipment from views in a manner that is consistent with the architectural design of the building.

ar. Design façades and rooflines of accessory structures and buildings in a manner that is consistent with the architectural design of the principal buildings.

as. Consider weather protection over entry points, balconies and porches, e.g., roof overhead, or area inset below the floor above.

at. Balconies and patios should be designed with attention first to the usability of the space by the resident and secondly to the overall design of the building to ensure a cohesive, attractive image by:

  i. using recessed or semi-recessed balconies rather than projecting balconies

  ii. providing adequate storage space within each unit so as not to promote 'clutter' on the balcony

  iii. finishing the balconies in materials compatible with those used for the overall building

  iv. developing a balance between the balcony and building frontage.

Parking

au. Require underground parking for apartment buildings in the Downtown.

av. Encourage underground parking for all other multi-residential developments.

aw. Provide an enclosed parking space for each dwelling unit, with access to additional shared spaces, in townhouse developments.

ax. Encourage bioswales, permeable paving, and other design techniques that allow greater infiltration of water in and around parking areas.

ay. Encourage shared parking lot accesses to adjacent developments.

az. Clearly designate crosswalks through the use of pavement markings and/or special paving materials and signage where appropriate.

Additional Guidelines for Cedar Valley

ba. Cluster buildings, roads and parking areas onto the most suitable portions of the site, protecting creeks, steep slopes, forested areas, and any important natural features free from development.

bb. Site two storey buildings or portions of building closer to the street, with taller buildings or portions of buildings set further back.

Category: 488 (1)

of the Local Government Act

(f) establishment of objectives for the form and character of multi-family residential development.

(h), (i) and (j) for the establishment of objectives to promote energy conservation, establishment of objectives to promote water conservation, and establishment of objectives to promote the reduction of greenhouse gas emissions, respectively.

DPA C: Mixed Use and Commercial Development Permit Area

Area of Applicability

The Mixed-Use and Commercial Development Permit Area is applicable to all properties being developed for mixed use or commercial use within the urban growth boundary.

Exemptions

The following types of development are exempt from submitting this Development Permit:

- Excluding a coach house or a garden cottage, a development proposing to construct a new building(s) or an addition to an existing building(s) less than 111.5m^2 will be evaluated by staff 'in-house' to ensure consistency with the intent of Development Permit Area Guidelines.
- Internal renovations not resulting in any change to the external appearance of the building.
- Site improvements such as landscaping and paving.
- Subdivision for the purposes of lot consolidation, lot line adjustment, or road widening to City of Mission standards.
- Exterior building envelope repairs including repainting and re-cladding covered under the *Homeowner Protection Act*, SBC 1998 not resulting in any significant change to the external appearance of the building.
- Any servicing work undertaken by or on behalf of the City of Mission.

Designation

The Mixed Use and Commercial Development Permit Area is designated to establish guidelines for the form and character of developments that include commercial and multi-unit residential uses to achieve a higher standard of building design, housing alternatives, site compatibility and site aesthetics that are consistent with a vibrant downtown, community nodes and commercial areas including the Lougheed Highway corridor.

Justification

The massing of buildings, exterior design and appearance, orientation to the street, landscaping, inclusion of open space, treatment of vehicular and pedestrian access and parking, maintenance of views, and attention to the physical attributes of the adjacent area are essential features to address. Well-designed mixed use and commercial developments will help Mission to create a strong downtown, vibrant neighbourhood centres and successful commercial areas, fulfilling its OCP sustainability objectives.

Intent

The guidelines are intended to encourage the sensitivity and creativity needed to integrate mixed-use developments into Mission, as follows:

- In the downtown, create a vibrant focus for the municipality's social, cultural and commercial life by designing integrated commercial, residential, institutional and open space areas in a higher-density, transit-oriented setting. Successful downtowns exist in large measure due to well- designed buildings and open spaces within pedestrian-oriented settings. The economic and social success of Mission's downtown can be enhanced by designing new and redeveloped buildings, the public realm, and privately owned spaces with a safe and enjoyable pedestrian system that is supported by significant landscaping, amenities, public art and lighting.
- In mixed-use centres located throughout the urban area of Mission, design medium-density, transit-oriented developments that incorporate pedestrian and amenity features. Through the sensitive integration of commercial, residential, institutional and open spaces, mixed-use centres can provide Mission's communities with hubs for social interaction and enterprise.
- In the existing urban area, this includes respecting the traditional architecture and providing a transition between downtown and residential land uses.
- In areas east and west of the downtown, the historic value of these areas requires protection and enhancement to ensure their revitalization.
- In revitalization areas such as the Waterfront Comprehensive Planning Area, the intent is to establish new dynamic neighbourhoods.
- In newly developing areas, such as Cedar Valley, the intent is to establish neighbourhood centres that provide residents with access to stores, commercial services, parks, trails, and the other amenities typically associated with lower density neighbourhoods.
- Within the Lougheed Highway corridor, designing for the integration of commercial and residential uses will provide opportunities for commercial enterprise, shopping activities and residential living at a lower to medium density than the downtown and mixed-use centres.

Objectives

1. Facilitate a high standard of building design, site compatibility, site aesthetics and attention to the site's context within the surrounding area.
2. Integrate higher density mixed-use development within Downtown, and medium density mixed-use development within mixed-use centres and other urban areas through the establishment of general provisions for building form and character.
3. Provide a mix of building forms, choices and affordable opportunities for residents in the downtown, mixed-use centres, and within the urban area while providing for more interesting and varied urban neighbourhoods.
4. Provide opportunities for integrating residential, cultural and recreational land uses with commercial businesses in a safe, pedestrian-oriented setting within the Lougheed Highway corridor.
5. Support safe pedestrian and cycling access to, around and within developments.
6. Advance sustainable development in Mission through the economic efficiencies gained by capitalizing on existing infrastructure and services and by introducing 'green infrastructure' in the urban area by increasing residential densities and by integrating land uses in strategic, transit-served locations.
7. Encourage sustainable site design that promotes energy conservation, water conservation, and habitat protection.
8. Incorporate Crime Prevention through Environmental Design (CPTED) principles in the design of new developments, to reduce the potential for crime against people and property while creating attractive and safer environments for living and business.

Sustainability Initiatives

All form and character development permit submissions must contain a sustainability statement that provides an overview of sustainability initiatives to be incorporated within the development. Items to be addressed within the statement should relate specifically to the following:

1. Rainwater Management, e.g., impervious surface reduction, green roofs, deeper growing medium, rain barrels, cisterns, rain gardens, disconnected roof leaders
2. Recycling and Composting Facilities
3. Water Use Reduction, e.g., low consumption fixtures, greywater systems, rainwater recycling, water efficient landscaping
4. Energy Efficiency, e.g., high performance envelopes, low energy consumption appliances, passive solar gain, renewable energy systems, pre-plumbing for solar panels
5. Materials and Resources, e.g., locally obtained building materials, recycled content, construction waste management
6. Social Sustainability, e.g., end of trip facilities, bike storage, landscaped gathering places, light pollution reduction**.**

Guidelines

Site Planning

a. Design the site layout and building locations to:
   i. Retain and protect important trees, archaeological or culture sites, rock outcrops, ridgelines, and other unique site features.
   ii. Reduce overlooking and shadowing of public outdoor use areas.
   iii. Encourage the penetration of sunlight and natural light into interior spaces to reduce the energy needed for lighting and heating, using passive solar siting principles.
   iv. Orient development to maximize views for residents and the public.
   v. Work with the existing topography, minimizing the need for cut and fill or tall retaining walls, and providing a complement to the natural landscape.
   vi. Where larger retaining walls are required, terrace them if possible, including planting between the walls.
   vii. Respect the form and character of surrounding developments.
   viii. Provide for physical separation, security, and visual and acoustic privacy when the adjacent land uses are not residential.
   ix. Maximize utility of open space included within new development sites, requiring linking new and existing open space on adjacent sites for public access.

b. Locate amenity spaces:
   i. Adjacent to the primary entrance, or in a central location, of the development site when a development consists of townhouses, rowhouses, or other ground oriented development;
   ii. Close to the primary entrance of a multi-storey residential only development; and
   iii. Close to the primary entrance, or on the second storey, of a multi-storey mixed-use (commercial/residential) development.

c. Orient building frontages and main entrances to the primary street frontage.

d. Define entries clearly with walkways and bicycle access to the street, including the following:
   i. Townhouse residential units have their “front door” (i.e. principal public entry) facing the public street where possible, or otherwise to the internal road;
   ii. Apartments face their main lobby and entrance to the public street where possible, or otherwise to the internal road; and
   iii. Where multi-unit developments do not directly face the street, consider interesting façades facing the street, clear pedestrian access to the street, and individual unit gates and entrances on the street.

Landscape Planning

e. Provide landscape plans that include:
   i. Finished site grades;
   ii. Maintenance and irrigation requirements;
   iii. Underground irrigation alignments;
   iv. Utilities;
   v. Location and heights of retaining walls;
   vi. Aesthetically pleasing treatments to all retaining walls;

vii. Privacy or screening considerations;

viii. Shade and sun angles;

ix. Considerations for user safety;

x. Identification of prominent views;

xi. Landscape architects statement demonstrating how the landscape plan creates visual interest and identity for the project; and

xii. Any other site planning criteria requested by the Development Authority.

f. Incorporate waterlines into all landscape plans.

g. Maximize the extent of landscaped areas on site with absorbent soils and minimize the amount of impervious surfaces to increase the natural infiltration (absorption) of rainwater and to provide a more natural or landscaped character.

h. Reduce the amount of impervious paving and use permeable materials where possible, e.g., permeable pavers, permeable asphalt or concrete, decks, reinforced grass.

i. Consider the use of bioswales, rain gardens, and other design techniques that allow greater infiltration of water, including within and around parking areas.

j. Promote the use of rainwater collection/re-use systems that collect rainwater for irrigation.

k. Encourage landscape designs that use native plants and low maintenance approaches wherever possible.

l. Design the landscape to increase or at minimum retain the tree canopy on the site.

m. Prioritize maintaining the connectivity of green space with adjacent lots in landscape plans.

n. Landscape the frontage area of new development to include street trees with other plantings interspersed throughout the development site.

o. Use screening fencing along side or back property lines to complement the site and building design.

p. Provide plaza spaces, intersections and other focal points with benches, street furniture, fountains, landscaping, lighting and public art along pedestrian corridors.

q. Use Crime Prevention Through Environmental Design (CPTED) principles and guidelines when designing landscaping to maximize pedestrian protection and visibility.

r. Use a one deciduous tree to every three parking spaces ratio within landscaped areas.

s. Intersperse intensively landscaped islands or bioswales at least 1.5 metres wide planted with hardy vegetation and shade trees in parking areas in excess of 20 stalls.

t. Provide landscaping at the ends of parking rows, within and around parking lots as needed to increase human comfort, provide visual relief, and increase infiltration of rainwater.

u. Use alternate hard surface paving to asphalt periodically in landscape design to reduce heat and visual impacts.

v. Consider energy efficiency and conservation in landscape design, e.g., moderate wind, provide shade in summer, and allow sunlight and daylight into buildings.

Recycling

w. Locate garbage, composting, and recycling container areas where they are accessible to users and container pick-up trucks.

x. Locate garbage, composting, and recycling container areas on rear lanes where possible.

y. Screen garbage, composting, and recycling container areas with an appropriate durable, bear-proof enclosure.

z. Provide landscaping around the perimeter of garbage, composting, and recycling container enclosures where possible.

aa. Avoid direct exposure of refuse and recycling areas to public streets.

Signage & Lighting

ab. Provide a comprehensive signage plan that is compatible with the development.

ac. Coordinate signage design architecturally with the overall building design and composition, integrating signage with building façades through colour and graphic style.

ad. Design signs in multiple-tenant buildings to present a unified and consistent appearance.

ae. Include external lighting, especially along pedestrian pathways, to enhance safety on the site after dark.

af. Minimize on-site lighting glare and overspill into adjacent residential properties and into the sky, using International Dark Sky Model principles.

ag. Direct lighting downwards and use full cut-off fixtures with horizontally aligned flush mounted (non-protruding) lenses.

ah. Limit lighting fixtures on poles to a maximum height of 6.0 metres from the ground.

ai. Ensure that the design and installation of lights protects against vandalism.

aj. Coordinate the design and location of lighting with other landscape elements and street furniture.

Building Massing, Form & Character

ak. Site buildings so that they front and frame a street or highway with architectural interest, using design features such as:

i. varying rooflines

ii. extensive glazing

iii. well defined entrances

iv. variety of façade materials and colours

v. pedestrian-scale business-specific signage, and

vi. high quality exterior elements.

al. For corner locations, design and site buildings to front both streets.

am. Mass the building at the corner to provide for visually prominent architectural features that include corner entries. Street parking should not block corner entries.

an. Locate and design main building entries to be clearly identified from streets and entry driveways.

ao. Avoid extended blank walls along streets.

ap. Require commercial uses on the ground floor, with generous amounts of clear glass to provide interest along the street and connections between indoor and outdoor activities.

aq. Provide architectural and/or landscaping features along street edges to maintain an attractive appearance.

ar. Group and buffer rooftop appurtenances including mechanical units, venting, air conditions, rooftop heaters, satellite dishes, and other elements to reduce noise and visual impacts on surrounding uses.

as. Provide transitions to the character and height of adjacent buildings.

at. Step buildings along the length of sloping streets.

au. Avoid the use of retaining walls.

av. Limit retaining walls to a height of 1.2m, and incorporate terracing and landscaping when required,

aw. Locate amenity spaces within the site, such as courtyards, gathering spaces, play areas, community gardens, and dog off-leash areas, in areas with high visibility and optimal access to all residents.

ax. Encourage opportunities for urban agriculture with outdoor amenity areas that include raised planter boxes, water source, tool storage, and composting facilities.

ay. Architecturally integrate identification signs into the overall design of the buildings and landscaping.

az. Integrate the commercial building name and date within the architecture of the building as a means of identity and heritage.

Parking

ba. Design the internal circulation and parking system with a layout that:

  i. Discourages speeding

  ii. Provides safe pedestrian routes throughout development sites and associated parking areas.

bb. Require underground parking for apartment buildings in the Downtown.

bc. Encourage underground parking for all other multi-residential developments.

bd. Wrap above-ground parkades with active land uses along the public and street frontages at grade level and, where possible upper floors.

be. Encourage bioswales, permeable paving, and other design techniques that allow greater infiltration of water in and around parking areas.

bf. Encourage shared parking lot accesses to adjacent developments.

bg. Locate driveways off minor streets or lanes rather than off major streets to enhance safe and walkable streetscapes. Limit the length of parking lots to 25m (82ft) along public streets, including the vehicle access point.

bh. Locate surface residential parking spaces close to the residential entrances in mixed-use centres.

bi. Avoid the use of drive-through facilities within the downtown and in mixed-use centres.

bj. Locate drive-through facilities internally and not between building faces and public streets.

bk. Limit drive-through facilities to a single lane width.

bl. Locate loading areas and facilities for service vehicles away from public views, either at the rear of buildings, or other locations that are not visible from public streets.

bm. Design loading areas so that they do not interfere with pedestrian circulation and are screened with landscaping and fencing.

bn. Clearly designate crosswalks through the use of pavement markings and/or special paving materials and signage where appropriate.

Additional Guidelines for the Mixed-Use Areas East and West of Downtown

bo. Require an assessment of historic value for any older buildings on development sites.

bp. Design new development to respond positively to the existing and historical architectural context.

bq. Respect, restore, and/or replicate significant architectural detail where such detail contributes to and reinforces the area's historic and current desirable qualities and character.

br. Incorporate 1920s to 1930s architectural features such as bay windows, pitched roofs, historic façades, canopies, awnings, attention to window and storefront design, and patio areas in front of buildings.

Additional Guidelines for the Mixed-Use Areas in Cedar Valley & Silverdale

bs. Design sites to include seating and gathering spaces along pedestrian walkways.

bt. Site buildings as close as possible to roads to create a community landmark and gateway feature.

bu. Orient corner buildings to both fronting roads.

bv. Reserve ground floor space for only commercial uses.

bw. Include office and/or multi-unit residential units on upper floors.

Waterfront Area

bx. Additional Guidelines for development in the Waterfront Area are contained in Section 3 of the Waterfront Revitalization Master Plan.

Additional Guidelines for the Lougheed Highway Corridor

by. Provide a high quality and attractive form of commercial and mixed-use development, with attention to streetscape views from the Lougheed Highway, Logan Avenue, Fraser Crescent and adjacent streets.

bz. Coordinate efficiency of land use in the siting, form, and character of commercial developments and their associated service areas, parking, and landscaping.

ca. Promote environmentally sensitive building and landscape approaches to facilitate transformation of this highway-oriented setting into one that accommodates vehicular, pedestrian, and cycling access safely and conveniently.

cb. Substantial landscaping is encouraged for each commercial and mixed-use site:

i. to reduce views of parking and paved areas from the Lougheed Highway and adjacent streets

ii. to increase the amount of natural vegetation and shaded areas

iii. to finish properties in a manner that is attractive and reflective of the natural “green” character of Mission

iv. to increase the natural infiltration of rainwater

v. to define the edges of the site with landscaped boulevards having a minimum width of 3m (9’ 10”) augmented with on-site landscaping buffer areas to create pleasant and safe street fronting pedestrian environments.

cc. Plant a uniform alignment of street trees along the Lougheed Highway and public streets at the spacing recommended by Mission.

cd. Appropriate street tree spacings are 10m along the highway and arterials, 8m along local and collector roads, with a lower spacing for smaller trees.

Category: 488 (1)

of the Local Government Act

(f) establishment of objectives for the form and character of multi-family residential development.

(h), (i) and (j) for the establishment of objectives to promote energy conservation, establishment of objectives to promote water conservation, and establishment of objectives to promote the reduction of greenhouse gas emissions, respectively.

DPA D: Industrial Development Permit Area

Area of Applicability

The Industrial Development Permit Area is applicable to all properties being developed for industrial uses within the urban growth boundary.

Exemptions

The following types of development are exempt from submitting this Development Permit:

- Excluding a coach house or a garden cottage, a development proposing to construct a new building(s) or an addition to an existing building(s) less than 111.5m^2 (1,200ft^2) will be evaluated by staff 'in-house' to ensure consistency with the intent of Development Permit Area Guidelines.
- Internal renovations not resulting in any change to the external appearance of the building.
- Site improvements such as landscaping and paving.
- Subdivision for the purposes of lot consolidation, lot line adjustment, or road widening to City of Mission standards.
- Exterior building envelope repairs including repainting and re-cladding covered under the *Homeowner Protection Act,* SBC 1998 not resulting in any significant change to the external appearance of the building.
- Any servicing work undertaken by or on behalf of the City of Mission.

Designation

- The Industrial Development Permit Area promotes development design that meets the needs of industry through attractive design. The site design, aesthetic improvements, and building form will not compromise the function of industrial developments.

Justification

- The Industrial Development Permit Area establishes guidelines for the general form and character of future industrial developments and expansion of existing developments within industrial areas. Most of the guidelines pertain to light industrial uses that are visited by the public.

Intent

The objective of this area is to achieve a high-quality built form for industrial development.

Objectives

1. Improve the appearance of industrial development from the street and encourage business façade recognition.
2. Encourage new industrial developments to promote safe non-vehicular access.
3. Minimize the overall impact of new industrial developments on adjacent industrial and non-industrial uses.
4. Promote environmentally sensitive building and landscape approaches.

Sustainability Initiatives

All form and character development permit submissions must contain a sustainability statement that provides an overview of sustainability initiatives to be incorporated within the development. Items to be addressed within the statement should relate specifically to the following:

1. Rainwater Management, e.g., impervious surface reduction, green roofs, deeper growing medium, rain barrels, cisterns, rain gardens, disconnected roof leaders.
2. Recycling and Composting Facilities.
3. Water Use Reduction, e.g., low consumption fixtures, greywater systems, rainwater recycling, water efficient landscaping.
4. Energy Efficiency, e.g., high performance envelopes, low energy consumption appliances, passive solar gain, renewable energy systems, pre-plumbing for solar panels.
5. Materials and Resources, e.g., locally obtained building materials, recycled content, construction waste management.
6. Social Sustainability, e.g., end of trip facilities, bike storage, landscaped gathering places, light pollution reduction.

Guidelines

Site Design and Planning for all Industrial Sites

a. Provide a minimum 3 metre-wide landscaped buffer at the property lines and along adjacent streets.

Site Design and Planning for Light Industrial Sites Only

b. Provide a street presence with entrances and architectural interest in building designs fronting public streets.

c. Front both street edges when building on corner sites to strongly define the corner and exhibit visually prominent architecture.

d. Locate office/showroom areas in the most prominent location in relation to the street with façades that are easily identifiable and visible from streets.

e. Locate overhead service doors and loading where they are not visible from the street.

f. Locate all parking at the interior or rear of the development to the greatest extent possible.

g. Separate all parking readily visible from the roadway with landscape areas.

h. Provide pedestrian linkages between sidewalks and buildings and from parking lots to buildings.

i. Locate outdoor storage areas at the rear or side of the building.

j. Design outdoor storage areas in an unobtrusive manner with screening by landscape.

Landscape Planning

k. Provide landscape plans that include:
   i. Finished site grades;
   ii. Maintenance and irrigation requirements;
   iii. Underground irrigation alignments;
   iv. Utilities;
   v. Location and heights of retaining walls;
   vi. Aesthetically pleasing treatments to all retaining walls;
   vii. Privacy or screening considerations;
   viii. Shade and sun angles;
   ix. Considerations for user safety;
   x. Landscape architects statement demonstrating how the landscape plan creates visual interest and identity for the project; and
   xi. Any other site planning criteria requested by the Development Authority.

l. Incorporate waterlines into all landscape plans.

m. Maximize the extent of landscaped areas on site with absorbent soils and minimize the amount of impervious surfaces to increase the natural infiltration (absorption) of rainwater and to provide a more natural or landscaped character.

n. Reduce the amount of impervious paving and use permeable materials where possible, e.g., permeable pavers, permeable asphalt or concrete, decks, reinforced grass.

o. Consider the use of bioswales, rain gardens, and other design techniques that allow greater infiltration of water, including within and around parking areas.

p. Promote the use of rainwater collection/re-use systems that collect rainwater for irrigation.

q. Encourage landscape designs that use native plants and low maintenance approaches wherever possible.

r. Design the landscape to increase or at minimum retain the tree canopy on the site.

s. Prioritize maintaining the connectivity of green space with adjacent lots in landscape plans.

t. Landscape the frontage area of new development to include street trees with other plantings interspersed throughout the development site.

u. Use screening fencing along side or back property lines to complement the site and building design.

v. Provide plaza spaces, intersections and other focal points with benches, street furniture, fountains, landscaping, lighting and public art along pedestrian corridors.

w. Use Crime Prevention Through Environmental Design (CPTED) principles and guidelines when designing landscaping to maximize pedestrian protection and visibility.

x. Use a one deciduous tree to every three parking spaces ratio within landscaped areas.

y. Intersperse intensively landscaped islands or bioswales at least 1.5 metres wide planted with hardy vegetation and shade trees in parking areas in excess of 20 stalls.

z. Provide landscaping at the ends of parking rows, within and around parking lots as needed to increase human comfort, provide visual relief, and increase infiltration of rainwater.

aa. Use alternate hard surface paving to asphalt periodically in landscape design to reduce heat and visual impacts.

ab. Consider energy efficiency and conservation in landscape design, e.g., moderate wind, provide shade in summer, and allow sunlight and daylight into buildings.

Recycling

ac. Locate garbage, composting, and recycling container areas where they are accessible to users and container pick-up trucks.

ad. Locate garbage, composting, and recycling container areas on rear lanes where possible.

ae. Screen garbage, composting, and recycling container areas with an appropriate durable, bear-proof enclosure.

af. Provide landscaping around the perimeter of garbage, composting, and recycling container enclosures where possible.

ag. Avoid direct exposure of refuse and recycling areas to public streets.

Signage & Lighting

ah. Provide a comprehensive signage plan that is compatible with the development.

ai. Coordinate signage design architecturally with the overall building design and composition, integrating signage with building façades through colour and graphic style.

aj. Design signs in multiple-tenant buildings to present a unified and consistent appearance.

ak. Include external lighting, especially along pedestrian pathways, to enhance safety on the site after dark.

al. Minimize on-site lighting glare and overspill into adjacent residential properties and into the sky, using International Dark Sky Model principles.

am. Direct lighting downwards and use full cut-off fixtures with horizontally aligned flush mounted (non-protruding) lenses.

an. Limit lighting fixtures on poles to a maximum height of 6.0 metres from the ground.

ao. Ensure that the design and installation of lights protects against vandalism.

ap. Coordinate the design and location of lighting with other landscape elements and street furniture.

Building Form & Character

aq. Incorporate roof edge designs that vary architectural treatments, articulation, elevations, textures, colours, and improvements.

ar. Consider the visual relationship development has with roads, including the Mission Bridge, highway bypass, trails, and commuter rail view corridors.

as. Provide architectural and/or landscaping features along street edges to maintain an attractive appearance.

at. Avoid extended blank walls along streets.

au. Locate and design main building entries to be clearly identified from streets and entry driveways.

av. Include glazing as a major component of street-facing façades.Group and buffer rooftop appurtenances including mechanical units, venting, air conditions, rooftop heaters, satellite dishes, and other elements to reduce noise and visual impacts on surrounding uses.

Parking

II. Encourage bioswales, permeable paving, and other design techniques that allow greater infiltration of water in and around parking areas.

III. Encourage shared parking lot accesses to adjacent developments.

IV. Clearly designate crosswalks through the use of pavement markings and/or special paving materials and signage where appropriate.

Category: 488 (1)

of the Local Government Act

(a) establishment of objectives protection of the natural environmental, its ecosystems and biodiversity.

(h), (i) and (j) for the establishment of objectives to promote energy conservation, establishment of objectives to promote water conservation, and establishment of objectives to promote the reduction of greenhouse gas emissions, respectively.

DPA E: Natural Environment Development Permit Area

Area of Applicability

The Natural Environment Development Permit Area applies to all land identified on Schedule 10, DPA E: Natural Environment Development Permit Area.

Designation

The Natural Environment Development Permit Area is designed to establish guidelines for the protection of the natural environment, its ecosystems and biodiversity, and to promote practices that will minimize negative impacts on these areas.

Justification

Mission has extensive natural areas that include the Fraser River, creeks, lakes, ponds, wetlands, riparian areas, significant forested areas, and steep hillsides and rock features. These areas are ecosystems that provide many functions necessary for the health and well-being of fish, wildlife and humans.

Intent

The intent of this DPA is to guide development to minimize negative effects on environmentally sensitive and significant areas, habitat, water quality, biodiversity, air quality, greenhouse gas emissions, watercourse maintenance and dredging costs, outdoor recreation opportunities, food production, and many other tangible and intangible benefits of natural areas.

Objectives

1. Protect environmentally sensitive and significant areas.
2. Protect fish and fish habitat for environmental, economic and recreation reasons.
3. Protect the quality and quantity of groundwater and surface water.
4. Prevent or reduce air, land, and water pollution.
5. Protect scarce resources and rare species.
6. Minimize the introduction and spread of non-native invasive species.

Guidelines

a. Identify and describe all environmentally sensitive and significant areas in addition to those covered by the Riparian Areas Regulation, including review of terrestrial habitats and Species at Risk assessments for large developments or as part of neighbourhood plans or as identified by the Director of Development Services or their designate.

b. Remove identified invasive plants and take measures to prevent their spread in accordance with best management practices or the recommendation of a qualified environmental professional.

c. Strive to ensure that development results in no net loss of habitat areas.

d. Where loss of habitat is unavoidable, replace the value of lost riparian habitat at a ratio of 2:1, and identify appropriate mitigation or compensation for the loss or degradation of terrestrial habitat as described in an environmental assessment prepared by a QEP.

e. Minimize impacts to a stream's base flows, natural drainage patterns, and the natural stream channel geometry.

f. Retain existing vegetation, topography, and hydrology to the greatest degree possible for land in a natural or naturalized condition.

g. Conserve trees in stands (groups of trees along with their associated understory) to preserve long-term health and stability of each tree within the stand.

h. Conserve trees by protecting their root systems from disturbance.

i. Plant only species native to the Coastal Western Hemlock Biogeoclimatic Zone within natural environment areas.

j. Maximize the separation between the proposed building or land use and the most sensitive area where a parcel of land is entirely within the Natural Environment DPA.

k. Restore and enhance the riparian area per a vegetation restoration plan where there is significant disturbance within the Streamside Protection and Enhancement Area (SPEA).

l. Install restored and enhanced riparian area under the supervision and in accordance with the recommendations of a Qualified Environmental Professional (QEP) or Registered Landscape Architect and Province.

m. Avoid locating trails, roads and utility corridors across protected natural environment areas. If such crossings are unavoidable then design crossings that:

   i. Are perpendicular to the protected natural environment areas, as narrow as possible, and elevated where possible;

   ii. Are sited to minimize impacts on the vegetation, and where applicable, the stream channel;

   iii. Are sited to conform to the natural topography as much as possible; and

   iv. Are constructed and maintained to prevent erosion and allow the natural movement of surface water and groundwater.

Category: 488 (1)

of the Local Government Act

(b) protection of development from hazardous conditions

DPA F: Fraser River Development Permit Area

Area of Applicability

The Fraser River Development Permit Area is applicable to the areas identified on Schedule 11, DPA F.

Exemptions

The following types of development are exempt from submitting this Development Permit. A development permit may not be required for construction of, addition to, or alteration of, a building or structure where:

- The property is protected by a dike, as defined by the City of Mission Floodplain Management Bylaw, and the requirements of the City of Mission Floodplain Management Bylaw are being met;
- The property is located within the London Avenue Local Exemption Area and Silverdale Creek Local Exemption Area identified on Schedule 11; or
- The type of construction, addition, or alteration, does not affect, or relate to, matters of health, safety or the protection of property from damage.

Designation

The Fraser River Development Permit Area is designed to establish guidelines for the protection of development from hazardous conditions related to flooding.

Justification

The Fraser River Development Permit Area establishes guidelines for development in floodplains to protect people and property in those vulnerable locations. With climate change, water levels are rising and weather events are becoming more severe, making this DPA particularly important.

Intent

The intent of the Fraser River Development Permit Area is to ensure that the requirements of the Floodplain Management Bylaw are being met and that any geotechnical reports undertaken as part of development will adequately address the potential hazards of the Fraser River.

Objectives

1. Minimize damage to structures and properties from flooding.
2. Direct development away from land subject to potential river avulsion hazards.
3. Ensure adequate assessment and mitigation of river hazards.
4. Allow for suitable land use under potentially hazardous conditions in accordance with engineering studies.
5. Minimize the impact of development and land alteration on the natural environment, ecosystems and biodiversity.

Guidelines

a. An engineering study prepared by a qualified engineering professional with experience in river engineering is required for parcels in this DPA to determine any risks from natural hazards due to flooding and any required mitigation measures. The study must:
   i. Meet the levels deemed acceptable in the City of Mission's Hazard Acceptability Thresholds for Development Permit Approvals by Local Governments;
   ii. Address the requirements in the Assistance to Developers and Building Permit Applicants Undertaking Geotechnical Studies handout; and
   iii. Meet the requirements of City of Mission's Floodplain Management Bylaw.

Category: 488 (1)
of the Local Government Act

(b) protection of development from hazardous conditions

DPA G: Geotechnical Hazards Development Permit Area

Area of Applicability

The Geotechnical Hazards Development Permit Area is applicable to the area identified on Schedule 12 and shall also apply to properties with slopes greater than 30%.

Exemptions

The following types of development are exempt from submitting this Development Permit:

- A development permit may not be required for construction of, addition to, or alteration of, a building or structure where:
- A qualified engineer professional, with experience or training in geotechnical study and geohazard assessments, states in a site-specific report that the land is safe for the use intended and is consistent with Acceptability Thresholds for Development Permit Approvals by Local Governments.
- The type of construction, addition, or alteration, does not affect, or relate to, matters of health, safety, or the protection of property from damage.

Designation

As this Development Permit Area is established to protect areas from hazardous conditions, any requirement for a site-specific geotechnical report must be prepared by a qualified engineer professional with experience or education in geotechnical study and geohazard assessments.

Justification

Development may occur on lands within the City of Mission where there is a potential risk of hazards such as landslides, erosion, debris flows, which can present a danger to people and property. Steep slopes are often associated with instability; however, factors such as geological material, soils, moisture content and vegetation cover can also contribute to hazards.

Intent

The intent of this Development Permit Area is to protect residents, structures and property from the potential risk of natural hazards caused by new development.

Objectives

1. Ensure adequate assessment and mitigation of hazards from steep slopes and other land geotechnically unsuitable for development.
2. Direct development away from land subject to potential hazards.
3. Allow for suitable land use under potentially hazardous conditions in accordance with engineering studies.
4. Minimize the impacts of development and land alteration on the natural environment, ecosystems and biodiversity.

Guidelines

a. A geotechnical assessment report prepared by a professional engineer with experience in geotechnical engineering is required for parcels in this DPA to determine any risks from natural hazards due to geotechnical concerns. The DPA schedule identifies slopes of 30% or more; however, this DPA is not limited to those areas, and also includes areas affected by steep slopes, signs of slope instability, watercourse or alluvial fan hazards, or any other potential hazards identified by a professional engineer, the Approving Officer or Building Inspector. The study needs to:
    i. Meet the levels deemed acceptable in the City of Mission's Hazard Acceptability Thresholds for Development Permit Approvals by Local Governments;
    ii. Address the requirements in the Assistance to Developers and Building Permit Applicants Undertaking Geotechnical Studies handout; and
    iii. Include a completed "Appendix D" from Guidelines for Legislated Landslide Assessments for Proposed Residential Development in BC.

b. Do not develop in areas with a potential for natural hazard, unless a qualified engineering professional provides recommendations for:
    iv. Mitigation measures to reduce risk of natural hazards for both the subject site and any adjacent and/or other potentially affected areas to an acceptable level during all stages of development; and
    v. Conditions related to the permitted uses, density or scale of building necessary to reduce risk of potential natural hazards to acceptable levels.

c. Clustering lots away from the hazard area may be approved and the minimum size of parcels of land that may be created by subdivision may be varied by development permit to facilitate the optimum and safe use of the land, provided that each lot is suitable for its intended use.

Category: 488 (1)

of the Local Government Act

(b) protection of development from hazardous conditions

DPA H: Fire Interface Development Permit Area

Area of Applicability

The Fire Interface Development Permit Area (FIDPA) applies to all areas identified on Schedule 13.

Exemptions

All development is exempt from the requirements to obtain a wildfire hazard development permit other than:

- Subdivision
- Rezoning
- The construction and installation of a new building or structure for which a building permit is required pursuant to Mission's Building Regulation Bylaw.

Designation

As this Development Permit Area is established to protect areas from wildfires, pursuant to Section 488(1)(b), any requirement for a site-specific fire interface report must be prepared by a qualified professional forester or engineer.

Justification

Development may occur on lands within the City of Mission where there is a potential risk of wildfire which can present a danger to people and property.

Intent

The intent of this Development Permit Area is to protect residents, structures, and property from the potential risk of wildfires. Reducing wildfire hazard involves a multi-layered approach that includes education, community prevention activities, subdivision design, and building and landscape design that include Fire Smart measures.

Objectives

1. Regulate development to minimize risk and to protect life and property from wildfire hazards.
2. Direct development away from land subject to potential wildfire hazards.
3. Reduce the susceptibility to wildfire of new construction or additions near forested areas.
4. Promote activities to reduce wildfire hazards.
5. Minimize risk of fire to Mission's forests.
6. Ensure adequate assessment and mitigation of hazards from wildfires.
7. Conserve the visual and ecological assets of the forest for the benefit of present and future generations.
8. Reduce the risk of post-fire landslides, debris flows and erosion.

Guidelines

a. Design guidelines are based upon three priority areas for the separation of buildings from areas susceptible to wildfires as follows:
   i. Priority 1 zone is 10m (33ft) from the building, established for flat land.
   ii. Priority 2 zone begins 10m (33ft) from a building and extends to 30m depending upon topography. The more the land slopes, the more the zone should be extended.
   iii. Priority 3 zone begins 30m (100ft) from a building and extends to 200m or more. High intensity crown fires that occur in this zone may be a potential high source of burning embers.

b. Locate new buildings or structures and associated accessory buildings and structures are as far away from any wildfire risk areas as is reasonably possible on the parcel.

c. Use fire retardant roofing materials, with metal or clay roofing given preference.

d. Sheath all exterior walls, decks, porches, and balconies with fire resistive materials such as stucco, metal siding, brick, cement shingles, concrete block, poured concrete, rock, logs or heavy timbers as defined in the BC Building Code.

e. Require fire-resistive decking materials, such as solid composite decking materials or fire-resistive treated wood.

f. Require all windows to be tempered or double-glazed to reduce heat and protect against wind and debris that can break windows and allow fire to enter the new building or structure.

g. Build all chimneys and wood-burning appliances with approved spark arrestors.

h. Build consistent with the highest current wildfire protection standards published by the National Fire Protection Association or any similar, successor or replacement body that may exist from time to time.

i. Provide all new hydro servicing that is in, or within 10m (33ft) of, a wildfire risk area underground.

j. Provide concrete poles where burying new hydro servicing in wildfire risk areas is not possible.

k. Design and install wildfire risk mitigation and landscaping to protect, conserve, and enhance natural features of the site and adjacent ecosystems.

l. Manage a defensible space of at least 10m (33ft) around buildings and structures with the goal of eliminating fuel and combustible debris, reducing risks from approaching wildfire, and reducing the potential for building fires to spread to the forest.

m. Require a larger defensible space in areas of sloping ground where fire behaviour creates greater risk.

n. Forbid new coniferous evergreen tree plantings within 10m of the building.

o. All wood, vegetation and construction debris identified in the qualified professional's report should be removed within three months of permit issuance, or immediately during high fire risk seasons.

Appendix E.

Local Plans

Waterfront Revitalization Master Plan

Silverdale Comprehensive Planning Area

Central Neighbourhood Plan

Cedar Valley Plan

Stave Heights Neighbourhood Plan

CITY OF
MISSION

CITY OF MISSION

BYLAW 6341-2025-5949(181)

A Bylaw to amend "District of Mission
Zoning Bylaw 5949-2020"

WHEREAS, under the provisions of the *Local Government Act*, a Council may, by bylaw, divide the municipality into zones and regulate the use of land, buildings and structures within such zones;

AND WHEREAS the Council of the City of Mission has adopted "District of Mission Zoning Bylaw 5949-2020" and amended same from time to time;

AND WHEREAS the Council of the City of Mission deems it advisable and in the public interest to amend the Zoning Bylaw;

NOW THEREFORE the Council of the City of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "City of Mission Zoning Amending Bylaw 6341-2025-5949(181).

2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:

   a) Remove “Bed and Breakfast” from Section 102 Definitions;

   b) Add the following to Section 102 Definitions:

      Short-Term Rental

      Means a business operated as a ***Home Occupation*** to provide the temporary sleeping accommodations for guests for a prescribed charge, where the maximum length of stay for any guest is less than 90 consecutive days. Also has the same meaning as the term “short-term rental accommodation service” within the *Short-Term Rental Accommodations A*ct.

   c) Add the following to Section 106.B. Uses Permitted in All Zones:

      3. Short-Term Rental provided the use conforms to Section 107.D. – Short-Term Rental Regulations

   d) Remove “Bed and Breakfast” from the table in Section 106.F.13 Use Regulations - Residential Uses;

   e) Replacing Section 107.D. Bed and Breakfast Operation Regulations with the following:

      Short-Term Rental Regulations

      1. In addition to other **Home Occupation** regulations, **Short-Term Rental** operations shall comply with the following:

         (a) ***Short-Term Rental*** operations are permitted in the following residential uses:

            (i) ***Single Family Dwelling***

            (ii) ***Duplex***

            (iii) ***Triplex***

            (iv) ***Fourplex***

(v) ***Infill Townhouse***

(vi) ***Townhouses***

(vii)***Apartment***

(viii) ***Coach House***

(ix) ***Garden Cottage***

(x) ***Secondary Suite***

(xi) ***Manufactured Home***

(b) Limited to taking place within the host's ***Principal Dwelling Unit*** and/or within:

(i) One ***Secondary Suite*** located on the same **Lot** as the hosts ***Principal Dwelling Unit***; or,

(ii) One ***Secondary Detached Unit*** located on the same ***Lot*** as the hosts ***Principal Dwelling Unit*.**

(c) Despite any other provisions within this Bylaw, all ***Short-Term Rental*** operations are subject to the provisions of the *Short-Term Rental Accommodations A*ct and other Provincial regulations pertaining to ***Short-Term Rental*** operations.

f) Remove "Bed and Breakfast" from the table in Section 109.E.3.l. Residential;

g) Remove the following sections:

i. Section 203.B.2.d.i. (first set)

ii. Section 501.B.2.e.iii

iii. Section 901.B.2.c.i. (second set)

iv. Section 902.B.2.c.i. (second set)

v. Section 1001.B.2.c.iii.

vi. Section 1002.B.2.c.iv

vii. Section 1003.B.2.c.iii.

viii. Section 1004.B.2.c.ii

ix. Section 1101.B.2.c.ii.

x. Section 1102.B.2.c.iii.

xi. Section 1201.B.2.c.ii.

xii. Section 1202.B.2.c.iii.

xiii. Section 1938.B.2.c.i. (first set)

xiv. Section 1950.B.2.c.i.

h) And renumbering all affected sections accordingly.

READ A FIRST TIME this 7th day of April, 2025

READ A SECOND TIME this 7th day of April, 2025

READ A THIRD TIME this 5th day of May, 2025

APPROVED by the Ministry of Transportation and Transit this 8th day of May, 2025

ADOPTED this ___ day of _____, 202x

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

CITY OF MISSION

BYLAW 6354-2025-5949(187)

A Bylaw to amend "District of Mission
Zoning Bylaw 5949-2020"

WHEREAS, under the provisions of the *Local Government Act*, a Council may, by bylaw, divide the municipality into zones and regulate the use of land, buildings and structures within such zones;

AND WHEREAS the Council of the District of Mission has adopted "District of Mission Zoning Bylaw 5949-2020" and amended same from time to time;

AND WHEREAS the Council of the City of Mission deems it advisable and in the public interest to amend the Zoning Bylaw;

NOW THEREFORE the Council of the City of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "City of Mission Zoning Amending Bylaw 6354-2025-5949(187)".

2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:

    a. Deleting the definition for "**Secondary Dwelling Unit**" from Section 102.A.

    b. Deleting the term "**Lot Area**," from Section 104.K.1.

    c. Deleting Section 107.A.1 and replacing it with the following:

        1. **Home Occupations** shall adhere to the following regulations:

            a. Operator(s) of the **Home Occupation** must reside on the **Lot** where the **Home Occupation** is conducting business.

            b. **Home Occupations** shall be entirely enclosed within a **Building**.

            c. No more than two (2) **Home Occupations** shall be permitted within a **Dwelling Unit** in the case of Attached Multi-unit Residential **Development**.

            d. The maximum number of patrons or students for all **Home Occupations** on a **Lot** shall be limited to 10 patrons or students assembled at one time.

            e. Notwithstanding the definition of **Retail (Minor)**, retail sales of goods shall be limited to a **Floor Space** of less than 10.0 sq m (108.0 sq ft).

            f. Shall provide **Off Street Motor Vehicle Parking** in accordance with Section 109.

            g. The maximum **Floor Space** that is permitted for all **Home Occupations** per **Dwelling Unit** shall adhere to Table 107.1:

Official Community Plan Designation	Maximum ***Floor Space***
Rural, *Rural Residential* and *Suburban Residential* (greater than 1.8 ha (4.4 ac))	186.0 sq m (2,002.0 sq ft)
Rural, *Rural Residential* and *Suburban Residential* (equal to or less than 1.8 ha (4.4 ac))	140.0 sq m (1,500.0 sq ft)
All OCP designations within the *Urban Growth Boundary*, except *Suburban Residential*	56.0 sq m (603.0 sq ft)

d. Adding **Retail (Pharmacy)** as a permitted use to Section 202.B.1.g.

e. Adding the following to Section 901.C:

3. Within the R930 Zone, **Lots** serviced by municipal water only, are permitted two **Dwelling Units** in the form of a **Single Family Dwelling** and either a **Secondary Suite** or **Secondary Detached Unit**.

f. Deleting Section 1003.D.

g. Deleting Section 1941.B.2 and replacing it with the following:

2. The following **Accessory Uses** and no other shall be permitted in the **CD41** Zone:

a. **Residential** limited to:

i. **Home Occupation.**

b. Storage limited to:

i. **Enclosed Storage**.

h. Renumbering all affected sections accordingly.

READ A FIRST TIME this 7th day of April, 2025

READ A SECOND TIME this 7th day of April, 2025

READ A THIRD TIME this 5th day of May, 2025

APPROVED by the Ministry of Transportation and Transit this 8th day of May, 2025

ADOPTED this ___ day of _____, 2025

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

CITY OF MISSION

BYLAW 6355-2025-5949(188)

A Bylaw to amend "District of Mission
Zoning Bylaw 5949-2020"

WHEREAS, under the provisions of the *Local Government Act*, a Council may, by bylaw, divide the municipality into zones and regulate the use of land, buildings and structures within such zones;

AND WHEREAS the Council of the City of Mission has adopted "District of Mission Zoning Bylaw 5949-2020" and amended same from time to time;

AND WHEREAS the Council of the City of Mission deems it advisable and in the public interest to amend the Zoning Bylaw;

NOW THEREFORE the Council of the City of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "City of Mission Zoning Amending Bylaw 6355-2025-5949(188)."

2. "District of Mission Zoning Bylaw 5949-2020" as amended, is hereby further amended by:

    a) Rezoning a portion of the property located at 7260 Park Street and legally described as:

        Parcel Identifier: 003-478-459
        Lot 115, District Lot 165, Group 3, New Westminster District Plan 64892

        from Commercial Gas Service Station (CGS) Zone to Commercial Highway One (CH1) Zone, as identified in Schedule 1 attached to and forming part of this bylaw; and

    b) amending the zoning maps accordingly.

READ A FIRST TIME this 7th day of April, 2025

READ A SECOND TIME this 7th day of April, 2025

READ A THIRD TIME this 7th day of April, 2025

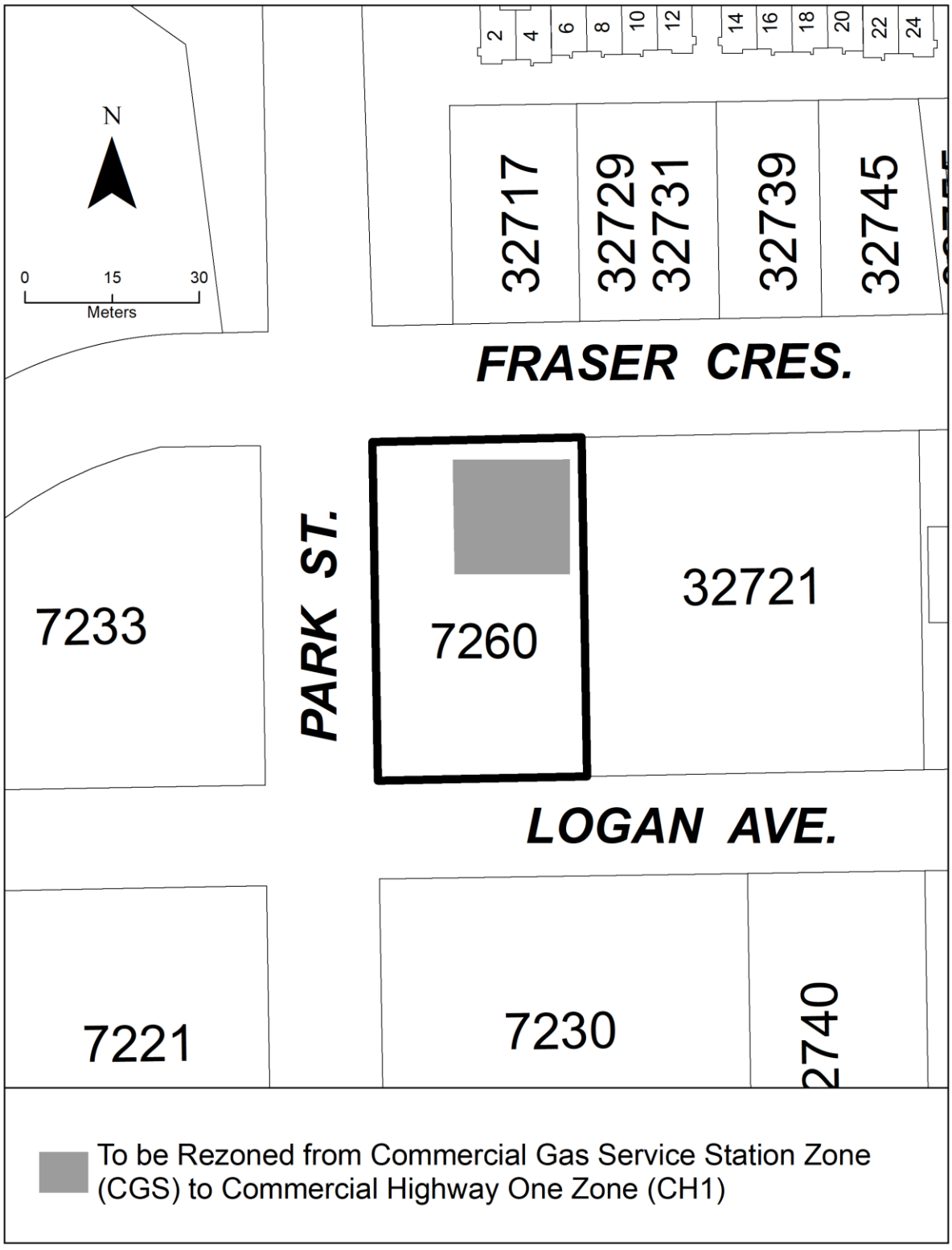
APPROVED by the Ministry of Transportation and Transit this 8th day of May, 2025

ADOPTED this __ day of ___, 202x

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

Schedule 1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LOGAN AVE.
7221
7230
2740
To be Rezoned from Commercial Gas Service Station Zone (CGS) to Commercial Highway One Zone (CH1)

CITY OF MISSION

BYLAW 6358-2025-6246(1)

A bylaw to amend the Financial Plan
for the years 2024 to 2028

WHEREAS, pursuant to the provisions of Section 165 of the *Community Charter*, the Council shall, before the 15th day of May in each year, before the annual property tax bylaw is adopted, adopt a financial plan;

NOW THEREFORE the Council of the City of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "City of Mission 2024 to 2028 Financial Plan Amending Bylaw 6358-2025-6246(1)".

2. "City of Mission 2024 to 2028 Financial Plan Bylaw 6246-2023", is hereby amended by:

    a. Deleting in its entirety, Schedules "B", "C", and "D" and replacing them with Schedules "B", "C", and "D" attached to, and forming part of this bylaw.

READ A FIRST TIME this 5th day of May, 2025

READ A SECOND TIME this 5th day of May, 2025

READ A THIRD TIME this 5th day of May, 2025

ADOPTED this xx day of xx, 2025

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

Schedule “B” of Bylaw No. 6358-2025-6246(1)
2024 Detailed Financial Plan

	General Operating	Internal Adjustments	Drainage Operating	Water Operating	Sewer Operating	Solid Waste	Forestry	General Capital	Drainage Capital	Water Capital	Sewer Capital	Total
Revenue												
Property taxation	-$46,346,180	$0	-$3,495,224	$0	$0	$0	$0	$0	$0	$0	$0	-$49,841,404
Local Improvements	0	0	-138,000	0	0	0	0	0	0	0	0	-138,000
Sale of services and regulatory fees	-14,880,544	0	-172,600	-8,957,575	-7,173,039	-6,281,889	-5,573,000	-569,018	-25,000	-62,000	-23,000	-43,717,665
Government transfers	-5,317,868	0	0	0	0	0	-702,682	-6,506,368	-160,000	-1,846,544	-902,800	-15,436,259
Amortization of restricted revenue	0	0	0	0	0	0	0	-29,034,202	-1,072,912	-5,071,280	-2,104,317	-37,282,711
Investment income	-3,895,712	0	-93,245	-622,148	-244,842	-93,701	-72,751	0	0	0	0	-5,022,399
Other revenue	-2,155,007	0	0	-14,388	-8,045	-512,640	0	-4,000	0	0	-7,426	-2,701,506
Developer in-kind contribution for capital	0	0	0	0	0	0	0	-11,746,249	-2,186,817	-1,949,670	-1,416,420	-17,299,156
Total revenue	-$72,595,310	$0	-$3,899,069	-$9,594,111	-$7,425,926	-$6,888,230	-$6,348,433	-$47,859,837	-$3,444,729	-$8,929,494	-$4,453,963	-$171,439,100
Expenses												
Bylaw enforcement	$1,010,803	$0	$0	$0	$0	$0	$0	$659	$0	$0	$0	$1,011,462
Cemetery	339,408	-15,000	0	0	0	0	0	0	0	0	0	324,408
Development services	7,009,373	-6,000	0	0	0	0	0	466	0	0	0	7,003,839
Engineering and public works	10,695,529	-387,881	0	0	0	0	0	715,922	0	0	0	11,023,571
Fire Rescue services	7,988,187	0	0	0	0	0	0	20,084	0	0	0	8,008,270
General government & administration	13,149,541	-4,737	0	0	0	0	0	11,856	0	0	0	13,156,660
Parks, recreation and culture services	13,931,748	-1,200	0	0	0	0	0	256,953	0	0	0	14,187,500
Police services	16,855,014	0	0	0	0	0	0	456	0	0	0	16,855,469
Transit services	3,619,982	0	0	0	0	0	0	0	0	0	0	3,619,982
Drainage Utility	0	-723,951	3,471,762	0	0	0	0	0	27,230	0	0	2,775,041
Sewer utility	0	-1,509,722	0	0	6,730,379	0	0	0	0	0	315,090	5,535,747
Solid waste	0	-1,267,606	0	0	0	7,388,512	0	32,954	0	0	0	6,153,859
Water utility	0	-1,676,070	0	7,912,653	0	0	0	0	0	688,214	0	6,924,797
Municipal forest	0	-185,308	0	0	0	0	5,881,959	0	0	0	0	5,696,651
Internal recoveries	-4,988,603	5,777,475	0	-81,872	0	-707,000	0	0	0	0	0	0
Total expenses	$69,610,983	-$0	$3,471,762	$7,830,781	$6,730,379	$6,681,512	$5,881,959	$1,039,349	$27,230	$688,214	$315,090	$102,277,256
Annual (surplus) deficit	-$2,984,328	-$0	-$427,307	-$1,763,330	-$695,546	-$206,719	-$466,474	-$46,820,488	-$3,417,499	-$8,241,281	-$4,138,873	-$69,161,844
Reserves, capital and debt												
Tangible capital assets purchased	$0	$0	$0	$0	$0	$0	$0	$78,990,958	$4,162,697	$16,575,178	$11,630,922	$111,359,755
Tangible capital assets contributed by developers	0	0	0	0	0	0	0	11,746,249	2,186,817	1,949,670	1,416,420	17,299,156
New debt/temporary borrowing	0	0	0	0	0	0	0	-8,500	0	0	0	-8,500
Repayment of debt	612,170	0	0	0	237,892	0	0	0	0	0	219,592	1,069,653
Transfers to reserves	12,758,102	0	1,660,639	3,510,026	2,352,174	1,004,549	558,819	0	0	0	0	21,844,308
Amortization & disposals	-7,274,053	0	-1,233,332	-1,626,190	-1,875,476	-780,830	-92,345	0	0	0	0	-12,882,226
Reserves/surplus used for capital funding	0	0	0	0	0	0	0	-43,908,219	-2,932,015	-10,283,568	-9,128,061	-66,251,863
Reserves/surplus used to fund operations	-3,111,890	0	0	-120,506	-19,043	-17,000	0	0	0	0	0	-3,268,439
Total reserves, capital and debt	$2,984,328	$0	$427,307	$1,763,330	$695,546	$206,719	$466,474	$46,820,488	$3,417,499	$8,241,281	$4,138,873	$69,161,844

Schedule "C" of Bylaw No. 6358-2025-6246(1)
2024 to 2028 Summary Financial Plan

	2024	2025	2026	2027	2028	Total
Revenue						
Property taxation	-$49,841,404	-$52,139,113	-$54,065,674	-$56,045,139	-$57,930,343	-$270,021,673
Local Improvements/Parcel Tax	-138,000	-150,610	-155,129	-159,783	-164,577	-768,099
Sale of services and regulatory fees	-43,717,665	-44,408,453	-45,740,514	-47,218,636	-48,653,568	-229,738,836
Government transfers	-15,436,259	-12,208,350	-1,626,955	-1,644,494	-1,662,384	-32,578,442
Amortization of restricted revenue	-37,282,711	-17,838,278	-22,711,536	-7,117,906	-21,838,378	-106,788,809
Investment income	-5,022,399	-4,681,728	-4,210,240	-4,185,423	-4,160,203	-22,259,993
Other revenue	-2,701,506	-2,824,337	-2,814,641	-2,638,815	-2,698,560	-13,677,859
Developer in-kind contribution for capital	-17,299,156	-18,164,115	-19,072,321	-20,025,936	-21,027,234	-95,588,762
Total revenue	-$171,439,100	-$152,414,984	-$150,397,010	-$139,036,132	-$158,135,247	-$771,422,473
Expenses						
Bylaw enforcement	$1,011,462	$996,920	$1,025,317	$1,056,074	$1,087,752	$5,177,525
Cemetery	324,408	293,362	312,366	312,413	318,759	1,561,308
Development services	7,003,839	5,366,254	5,522,895	6,184,146	5,850,146	29,927,280
Engineering and public works	11,023,571	12,315,822	12,431,036	11,991,705	11,737,388	59,499,522
Fire rescue services	8,008,270	7,591,674	7,698,677	7,915,337	8,151,196	39,365,154
General government & administration	13,156,660	12,950,467	13,511,419	13,630,599	14,103,946	67,353,091
Parks, recreation and culture services	14,187,500	13,227,778	13,613,901	14,061,862	14,553,130	69,644,171
Police services	16,855,469	17,361,056	17,881,808	18,418,186	18,970,652	89,487,171
Transit services	3,619,982	3,655,905	3,894,622	4,223,636	4,343,793	19,737,938
Drainage utility	2,775,041	2,858,097	3,062,508	3,040,631	3,124,441	14,860,718
Sewer utility	5,535,747	5,222,942	5,357,924	5,480,659	5,621,220	27,218,492
Solid waste	6,153,859	6,416,286	6,360,538	6,554,097	8,236,916	33,721,696
Water utility	6,924,797	6,574,816	6,626,262	6,863,163	7,031,811	34,020,849
Municipal forest	5,696,651	5,061,439	5,198,072	5,203,738	5,276,773	26,436,673
Internal recoveries	0	0	0	0	0	0
Total expenses	$102,277,256	$99,892,818	$102,497,345	$104,936,245	$108,407,922	$518,011,588
Annual (surplus) deficit	-$69,161,844	-$52,522,166	-$47,899,665	-$34,099,887	-$49,727,325	-$253,410,885
Reserves, capital and debt						
Tangible capital assets purchased	$111,359,755	$48,618,672	$42,758,440	$24,664,820	$51,294,728	$278,696,415
Tangible capital assets contributed by developers	17,299,156	18,164,115	19,072,321	20,025,936	21,027,234	95,588,762
New debt/temporary borrowing	-8,500	0	0	0	0	-8,500
Repayment of debt - principal *(see information below)*	1,069,653	1,097,121	913,282	472,733	478,025	4,030,814
Transfers to reserves	21,844,308	20,654,314	21,563,899	22,752,671	23,439,299	110,254,491
Amortization & disposals	-12,882,226	-12,577,994	-12,955,333	-13,343,993	-13,744,312	-65,503,858
Reserves/surplus used for capital funding	-66,251,863	-23,097,562	-23,016,894	-19,713,783	-32,511,153	-164,591,255
Reserves/surplus used to fund operations	-3,268,439	-336,500	-436,050	-758,497	-256,496	-5,055,982
	$69,161,844	$52,522,166	$47,899,665	$34,099,887	$49,727,325	$253,410,887
Information details:						
Principal	$1,069,653	$1,097,121	$913,282	$472,733	$478,025	$4,030,814
Interest associated with debt	123,690	117,781	77,112	0	0	318,583
Total payments	$1,193,343	$1,214,902	$990,394	$472,733	$478,025	$4,349,397

Schedule "D" of Bylaw No. 6358-2025-6246(1)
2024 to 2028 Summary Capital Plan

PLANNED CAPITAL EXPENDITURES	2024	2025	2026	2027	2028	Totals
General Capital Plan						
Cemetery	$204,962	$78,000	$465,000	$127,400	$17,200	**$892,562**
Corporate Administration	81,280	19,900	20,300	20,700	34,900	**177,080**
Engineering & Public Works	13,449,666	5,759,000	4,387,900	4,457,000	7,042,100	**35,095,666**
Finance & Purchasing	74,338	4,800	4,900	5,000	5,100	**94,138**
Fire/Rescue Services	669,166	1,359,851	411,951	138,700	110,900	**2,690,568**
Forestry	1,038,514		260,000			**1,298,514**
General Government - Major Projects	10,524,923	18,600	-	-	19,700	**10,563,223**
Information Services	534,174	106,950	153,550	468,950	360,300	**1,623,924**
Inspection Services	16,553	11,700	3,800	3,900	4,000	**39,953**
Library	30,000	-	-	-	-	**30,000**
Parks, Recreation & Culture	24,877,725	1,170,500	1,479,300	2,204,900	3,692,800	**33,425,225**
Planning	8,600	3,700	3,800	3,900	4,000	**24,000**
Police	420,900	16,100	16,300	16,500	16,700	**486,500**
Subtotal General Capital Plan	51,930,801	8,549,101	7,206,801	7,446,950	11,307,700	**86,441,353**
General Development Cost Charge (DCC) Capital Plan						
Cedar Valley Environmentally Sensitive Parkland	583,754	-	-	-	-	**583,754**
Cedar Valley Environmentally Sensitive Parkland Develop	201,500	-	-	-	-	**201,500**
Parkland	-	-	-	-	7,793,780	**7,793,780**
Cedar Valley Roads	2,012,261	84,800	-	-	121,957	**2,219,018**
Roads - All Areas	20,140,785	11,596,614	14,924,700	1,846,638	7,026,522	**55,535,259**
Silver Creek Parkway Parkland	1,724,846	-	-	-	-	**1,724,846**
Subtotal General DCC Capital Plan	24,663,146	11,681,414	14,924,700	1,846,638	14,942,259	**68,058,157**
Solid Waste Capital Plan						
Landfill	193,772	126,407	77,935	79,494	5,399,924	**5,877,532**
Abbotsford/Mission Recycling Depot	58,611	996,984	-	-	127,368	**1,182,963**
Subtotal Solid Waste Capital Plan	252,383	1,123,391	77,935	79,494	5,527,292	**7,060,495**
Equipment Replacement Capital Plan	3,183,977	1,210,020	420,902	1,371,976	4,455,351	**10,642,226**
Drainage Utility Capital Plan						
Drainage Capital	2,845,295	1,075,000	2,951,500	1,140,600	1,075,000	**9,087,395**
Drainage DCC's	1,079,402	1,901,582	4,539,159	1,517,921	2,891,294	**11,929,358**
Cedar Valley Drainage DCCs	265,230	-	-	-	-	**265,230**
Subtotal Drainage Utility Capital Plan	4,189,927	2,976,582	7,490,659	2,658,521	3,966,294	**21,281,983**
Water Utility Capital Plan						
Water Capital - Local	5,349,991	2,277,600	2,423,400	2,514,800	2,625,900	**15,191,691**
Water Capital - Regional	4,639,476	1,135,562	676,236	797,662	710,898	**7,959,834**
Water DCC	442,662	63,933	188,415	1,254,889	2,728,734	**4,678,633**
Regional Water Supply DCC	6,831,263	15,120,513	446,389	227,483	-	**22,625,648**
Subtotal Water Utility Capital Plan	17,263,392	18,597,608	3,734,440	4,907,256	6,234,165	**50,736,861**
Sewer Utility Capital Plan						
Sewer Capital - Local	2,656,987	1,388,600	1,575,500	1,978,100	2,076,400	**9,675,587**
Sewer Capital - Regional	5,615,190	4,480,987	5,760,255	3,747,442	1,726,228	**21,330,102**
Sewer Capital - Local DCC	1,094,764	976,891	3,963,347	2,352,894	3,766,276	**12,154,172**
Regional Sewage Treatment DCC	2,333,671	202,270	226,325	94,852	-	**2,857,118**
Subtotal Sewer Utility Capital Plan	11,700,612	7,048,748	11,525,427	8,173,288	7,568,904	**46,016,979**
TOTAL PLANNED CAPITAL EXPENDITURES	**$113,184,238**	**$51,186,864**	**$45,380,864**	**$26,484,123**	**$54,001,965**	**$290,238,054**

Continued - Schedule "D" of Bylaw No. 6358-2025-6246(1)
2024 to 2028 Summary Capital Plan

PLANNED CAPITAL FUNDING	2024	2025	2026	2027	2028	Totals
General Capital Plan						
Reserve Funds	$42,739,515	$8,549,101	$7,206,801	$7,226,150	$11,307,700	**$77,029,267**
Surplus	2,123,445	-	-	220,800	-	**2,344,245**
Grants	6,506,368	-	-	-	-	**6,506,368**
Donations	4,000					**4,000**
Third Party Recoveries	548,973	-	-	-	-	**548,973**
Long-Term Debt	8,500	-	-	-	-	**8,500**
Subtotal General Capital Plan	51,930,801	8,549,101	7,206,801	7,446,950	11,307,700	**86,441,353**
General Development Cost Charge (DCC) Capital Plan						
DCCs	23,534,202	10,468,563	14,775,453	1,360,576	12,027,850	**62,166,644**
Reserve Funds	1,108,899	1,212,851	149,247	486,062	2,914,409	**5,871,468**
Third Party Recoveries	20,045	-	-	-	-	**20,045**
Subtotal General DCC Capital Plan	24,663,146	11,681,414	14,924,700	1,846,638	14,942,259	**68,058,157**
Solid Waste Capital Plan						
Refuse Reserve Fund	252,383	1,123,391	77,935	79,494	5,527,292	**7,060,495**
Subtotal Solid Waste Capital Plan	252,383	1,123,391	77,935	79,494	5,527,292	**7,060,495**
Equipment Replacement Capital Plan						
Vehicle and Equipment Reserve Fund	3,183,977	1,210,020	420,902	1,371,976	4,455,351	**10,642,226**
Subtotal Equipment Replacement Capital Plan	3,183,977	1,210,020	420,902	1,371,976	4,455,351	**10,642,226**
Drainage Utility Capital Plan						
Reserve Funds	2,932,015	1,289,539	4,074,505	1,130,780	1,185,339	**10,612,178**
Drainage DCCs	810,334	1,662,043	3,391,154	1,502,741	2,755,955	**10,122,227**
Cedar Valley Drainage DCCs	262,578	-	-	-	-	**262,578**
Grants	160,000	-	-	-	-	**160,000**
Revenue	25,000	25,000	25,000	25,000	25,000	**125,000**
Subtotal Drainage Utility Capital Plan	4,189,927	2,976,582	7,490,659	2,658,521	3,966,294	**21,281,983**
Water Utility Capital Plan						
Water Capital Reserve Fund - TCA	9,571,118	3,348,313	3,059,888	2,964,684	2,955,098	**21,899,101**
Water Capital Reserve Fund - Growth	561,234	361,300	303,125	464,306	348,673	**2,038,638**
DCCs	5,071,280	4,227,405	309,427	1,416,266	2,868,394	**13,892,772**
Grants	1,846,544	10,598,590	-	-	-	**12,445,134**
Revenue	62,000	62,000	62,000	62,000	62,000	**310,000**
Sewer Capital Reserve Fund	98,745	-	-	-	-	**98,745**
Drainage Capital Reserve Fund	52,471	-	-	-	-	**52,471**
Subtotal Water Utility Capital Plan	17,263,392	18,597,608	3,734,440	4,907,256	6,234,165	**50,736,861**
Sewer Utility Capital Plan						
Sewer Capital Reserve Fund - TCA	9,110,663	5,974,116	7,686,331	5,745,483	3,759,928	**32,276,521**
Sewer Capital Reserve Fund - Growth	17,398	28,931	38,160	24,048	57,363	**165,900**
Sewer Capital DCCs - Local	1,020,131	913,485	3,655,532	2,329,365	3,728,613	**11,647,126**
Sewer Capital DCCs - Regional	626,620	109,216	122,404	51,392	-	**909,632**
Grants	902,800	-	-	-	-	**902,800**
Revenue	23,000	23,000	23,000	23,000	23,000	**115,000**
Subtotal Sewer Utility Capital Plan	11,700,612	7,048,748	11,525,427	8,173,288	7,568,904	**46,016,979**
TOTAL PLANNED CAPITAL FUNDING	**$113,184,238**	**$51,186,864**	**$45,380,864**	**$26,484,123**	**$54,001,965**	**$290,238,054**

CITY OF MISSION

BYLAW 6360-2025-4029(21)

A Bylaw to amend “District of Mission
User Fees and Charges Bylaw 4029-2007”

WHEREAS the Council of the District of Mission did, on the 17th day of December, 2007, enact a bylaw cited as "District of Mission User Fees and Charges Bylaw 4029-2007";

AND WHEREAS the Council of the City of Mission deems it advisable to amend the said Bylaw;

NOW THEREFORE the Council of the City of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "City of Mission User Fees and Charges Amending Bylaw 6360-2025-4029(21)".

2. “District of Mission User Fees and Charges Bylaw 4029-2007”, as amended, is further amended as follows:

   a) In Schedule 1, Section B – Development Services:

      i. Insert Section 17, add the words “Development Fasttrack Program Annual Enrollment Fee - Exempt - $10,000 - LAN 69(C)”

READ A FIRST TIME this 5th day of May, 2025

READ A SECOND TIME this 5th day of May, 2025

READ A THIRD TIME this 5th day of May, 2025

ADOPTED this ___ day _____, 2025

PAUL HORN	JENNIFER RUSSELL
MAYOR	CORPORATE OFFICER

CITY OF MISSION

BYLAW 6361-2025-3612(23)

A Bylaw to amend City of Mission
"Land Use Application Procedures and Fees Bylaw 3612-2003"

WHEREAS, the Council of the City of Mission, under Section 137 of the Community Charter has the power to amend or repeal bylaws;

AND WHEREAS, pursuant to the provisions of the *Community Charter*, the Council for the City of Mission may, by bylaw, establish a fee payable in respect of: all or part of a service of the municipality; the use of municipal property; or the exercise of authority to regulate, prohibit or impose requirements;

NOW THEREFORE the Council of the City of Mission, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "City of Mission Land Use Application Procedures and Fees Amending Bylaw 6361-2025-3612(23)".

2. "Land Use Application Procedures and Fees Bylaw 3612-2003" as amended, is hereby further amended as follows:

    a. Add the words “5 (s) Development Fastrack Program charge out rate (per hour) $120.00” after line “5 (r) Land Title Registration Fee $80.00” in Schedule A, Section 5 Miscellaneous Fees.

READ A FIRST TIME this 5th day of May, 2025

READ A SECOND TIME this 5th day of May, 2025

READ A THIRD TIME this 5th day of May, 2025

ADOPTED this __ day of ___, 202x

PAUL HORN
MAYOR

JENNIFER RUSSELL
CORPORATE OFFICER

CITY OF MISSION

OFFICE OF THE MAYOR

FILE: 01-0410-04

May 12, 2025

The Honourable Spencer Chandra Herbert
Minister of Tourism, Arts, Culture and Sport
Government of British Columbia
Via Email: TACS.Minister@gov.bc.ca

Dear Minister Chandra Herbert,

Re: Recreation and Park Infrastructure Funding

As the Mayor of the City of Mission, I would like to bring to your attention the urgent and growing challenges our city—and many others across the province—are facing with respect to recreation and park infrastructure. Dedicated and substantial provincial and federal programs supporting this infrastructure have not existed in B.C. since Canada's Centennial in 1967. As a result, most community recreation facilities across the province are now beyond end-of-life, and Mission is no exception.

This deterioration has significant consequences. It results in an estimated $3.9 billion in sunk costs to the healthcare system annually due to the treatment of preventable chronic conditions, and lost productivity from premature mortality. At the same time, the role of recreation and parks has never been more critical in addressing the compounding pressures of our housing crisis. As densification continues, so does the necessity for accessible shared green spaces, tree canopies, active living environments, and inclusive community gathering points.

In addition to the well-documented health and social benefits, strategic investment in recreational infrastructure is a powerful tool for economic development and resilience. In a time when international and long-distance travel is becoming increasingly unaffordable and less appealing, high-quality local recreation options make staying closer to home a more desirable and viable choice. Investment in parks, trails, and community amenities not only supports tourism and local employment, but also contributes to environmental sustainability and community cohesion. These assets are essential in building "complete communities" that meet the expectations of today's families and individuals.

British Columbians are keenly aware of the critical role recreation and parks play in building resilient, equitable, and thriving communities. These are not luxuries—they are foundational components of public health, social wellbeing, and economic sustainability.

The City of Mission joins our colleagues in the BCRPA and CPRA in advocating for dedicated, stable infrastructure funding at both the provincial and federal levels, as outlined in their 2023 and 2024 submissions. We urge your Ministry and partners across government to prioritize investment in this vital infrastructure as part of your strategy to support healthier people, stronger communities, and a more resilient economy.

Thank you for your ongoing support and for your consideration of these important issues.

Sincerely,

PAUL HORN
MAYOR

Cc. The Honourable Premier David Eby premier@gov.bc.ca
Reann Gasper, MLA, Abbotsford – Mission reann.gasper.mla@leg.bc.ca
Lawrence Mok, MLA, Maple Ridge East lawrence.mok.mla@leg.bc.ca
Brad Vis, MP, Mission-Matsqui-Abbotsford brad.vis@parl.gc.ca
Marc Dalton, MP, Pitt Meadows – Maple Ridge Marc.Dalton@parl.gc.ca
The Honourable Bowinn Ma, Minister of Infrastructure INF.Minister@gov.bc.ca
Department of Canadian Heritage info@pch.gc.ca
City of Mission Council
City of Mission – Regular Council Agenda Correspondence

House of Commons
Chambre des communes
CANADA

Brad Vis

Member of Parliament
Mission–Matsqui–Abbotsford

May 6, 2025

Dear Deputy Commissioner Mes,

The recent fire aboard the *Bad Adventure* (formerly *Queen of Sidney*) has understandably raised renewed concerns among residents, given the health risks and environmental impact of the resulting toxic fumes and pollutants in the Fraser River. As you know, this vessel has been a longstanding concern, and the recent events underscore the need for a clear path forward for its removal.

I recognize the challenges involved in managing derelict vessels and appreciate the work your department has done to date. At this stage, we are eager to understand what the next steps will be to address the remaining risks, particularly around debris, chemical abatement, and the removal of the vessel as soon as possible.

Sincerely,

Brad Vis
Member of Parliament for Mission – Matsqui – Abbotsford

Parliamentary Office
570 Valour Building, Ottawa, ON K1A 0A6
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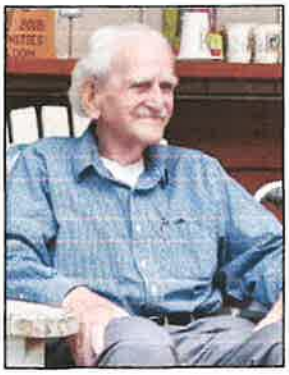
British Columbia Communities in Bloom

Youth in Action
Bert Pulles Memorial Award

NOMINATION FORM



This is a new category to acknowledge how valuable the participation of young people are in our communities.

This year, the BC Communities in Bloom Board of Directors has created an award in memory of a dear friend and his love for inspiring Youth. As a provincial board member, Bert Pulles was a champion for the value and benefits of the Communities in Bloom program. Bert was proud to live in Mission and volunteered his time and talents whenever possible. His proudest achievement was his work with students in creating a municipality wide Mission Schools Garden Program. This award is dedicated to his memory.

4 CRITERIA to Profile in your Nomination Summary and Photos

- Gardening or Food Production – feature the purpose of the garden, or who is benefiting
- Environmental Action – feature the key benefit of the initiative or event
- Beautification / Civic Pride – Does the project enhance the community
- Bonus Marks for Community Service, Uniqueness, Initiative, Quality

ADDITIONAL DETAILS: Submit an Entry with 3 photos and a 250-word description.

- All entries will receive recognition and a frameable certificate
- One entry will be selected (by a three-person panel) to receive $150 prize money.
- Will be featured in the BC CiB Growing Together Newsletter.
- Photos must be applicable to the project submitted.
- One Nomination per project accepted for Youth 18 or younger (Individual, Group, or School)

PROJECT NAME:		
Club, Group or School Name		
Location of Project or Date of Event		
Nominator	Phone	Email (required)
Project Leader	Phone	Email (required)
Youth(s) Name (Optional)		
Submit 3 of your best photos with full rights in high resolution (a minimum of 300dpi at print size or a minimum weight of 800kb). These photos will be used by BC Communities in Bloom in our Provincial 'Growing Together' Newsletter.		
Please supply a short description (250 words Maximum)		
Email form: c.kennedy@telus.net or Mail: Attn: Catherine, BC Communities in Bloom, 4451 212 St. Langley, BC V3A 7Z8 | www.bccib.ca		
To be recognized in this year's BC CiB Provincial Awards PowerPoint, please enter **BEFORE THE END OF JUNE 2025**		