

MAKE IT YOUR MISSION



DISTRICT OF MISSION OFFICIAL COMMUNITY PLAN

Summary of Open House and Workshops –January 13, 2015

An open house and workshops were held regarding the District of Mission’s Official Community Plan (OCP). The purpose of this event was to inform participants about the OCP update process, and to request their input on a variety of OCP topics. Two urban design and visioning workshops were held during the open house event. This document includes all of the input received at the open house and workshops.

Visioning Boards

Large panels with four questions were posted on the wall. The following are the comments that were provided on the panels. They have been grouped into topics by the consultants.



<p>What is your VISION for social health, services for seniors and youth, transportation, education, heritage, arts and culture?</p>	<p><u>Transportation</u></p> <ul style="list-style-type: none"> • Move logging/gravel trucks out of downtown • Transport to Maple Ridge by bus, regular and frequent uses – including evenings and weekends • Ideally, free transit to cut down on vehicle use • State that environmental protection is basis for all planning, especially transportation • Run commuter rail service more often during the week and on the weekends to Vancouver – or at least to Coquitlam to get the Evergreen line connection • Develop more parking and transit alternatives at Mission Hospital • Walkable downtown • Move the trucks (logging, gravel, etc.) out of downtown! Get them off the street! <p><u>Social Services</u></p> <ul style="list-style-type: none"> • Integrate services – youth and elders – community centred mentality - one stop shop for services – including art, education and socialization • Integrated centres are much needed! Community centres in diverse areas • More programs at Riverside • Services for seniors – more affordable housing • Social services referred from the library (where many marginalized people hang out) • Get some social Service Support for the library <p><u>Youth</u></p> <ul style="list-style-type: none"> • Full access youth centre • Youth meeting place and events • Youth art/writing/and digital art • More programmed youth options – not all at Leisure Centre • Desperate need for a programmed youth centre (not drop in) • Services for youth – more job experience programs • We need a youth shelter! • Back to 3 high schools • 1 high school is a very bad idea, people (lots) are looking to schools elsewhere • Youth Community Centre with access to services (councillor, post-secondary) <p><u>Arts and Culture</u></p> <ul style="list-style-type: none"> • Outdoor art gallery • Huge focus on aboriginal heritage • Arts and Culture – love our arts and culture – more public art • Move to develop the waterfront with retail / entertainment • Christmas <p><u>Education</u></p> <ul style="list-style-type: none"> • Better buy-in and collaboration between SD75 and DOM (community schools)
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	<ul style="list-style-type: none"> • Parent–child workshop (parent/cooking/home maintenance/finances/etc.) • Education – less need for parent fundraising • Bigger UFV campus <p><u>Health</u></p> <ul style="list-style-type: none"> • What is your input with Fraser Health regarding health care needs of your community – remember going to 50,000! • Prioritize health • Social health – better mental health resources <p><u>Homelessness</u></p> <ul style="list-style-type: none"> • Fire proof buildings for housing the homeless • Continuing support from Council for homeless initiatives <p><u>Other</u></p> <ul style="list-style-type: none"> • Pump track training course for mountain biking • Science World to float over to Mission • Building sense of neighbourhood and community would support people living in basement suites -- not connected even to landlord above
<p>What is your VISION for residential growth and the infrastructure needed to support it?</p>	<p><u>Complete Communities/Downtown Core</u></p> <ul style="list-style-type: none"> • Controlled development in all areas of the city • Communities within communities • Complete community • Let growth be organic, not pushed • Slower growth • Support sustainability and community resilience • Mixed use housing and retail options • Gentle density mixed options • More apartments • Enhance what is here, downtown core, Hatzic, don't destroy it • Make downtown attractive to those entering the city • Grocery shopping near downtown core and pharmacy • Commercial / residential buildings like in Europe • Walkable neighbourhoods • Shopping, services, residential all in the same building/blocks • Locate affordable multifamily housing near existing services, walkable areas <p><u>Green Spaces, Parks and Pathways</u></p> <ul style="list-style-type: none"> • More green space and parks – fewer huge buildings (x2) • Green spaces in residential areas • More parks • Bike paths • Bike path that connects Silverdale to Mission – Hatzic – Hatzic Lake – Dewdney • Consider protection of trees in urban areas • Trees left in city parks

- More parks
- Street boulevards should house a mix of evergreen and deciduous trees
- Add pathways between cul-de-sac and adjacent streets to allow community connection: walk through the area, not around it!

Transportation

- Circle road around city to get log and tanker trucks off 1st avenue and N. Railway (x2)
- Public transit evenings and weekends in all parts of the district
- #40-night bus ends at 8:20pm; not practical when UFV classes end at 10pm, Impossible to get back to Mission unless you have a car
- Better connections by public transit to and from Surrey, Vancouver, airports, intercity busses, ferries
- Better travel to Vancouver, more frequent West Coast Express schedule
- West Coast Express weekend service (at least to Port Coquitlam to connect with the Evergreen Line when it is finished)
- A route other than downtown for logging and gravel trucks
- Mission growth will densify as more people move into our affordable town. Roads will need to be upgraded as will traffic control (e.g. Cherry and Stave)

Keep Rural / Mission Character

- Many Hatzic residents will move now due to the new development (loss of character and the reason many of us moved there), keep semi-rural areas rural people move there for a reason (x3)
- Communities must offer all sorts of land/housing options. Mission is one of the most beautiful places to live because of the rural areas and parkland, high density areas, for the peace and solitude of a rural life and the recreational opportunities
- More in keeping with culture (heritage) - no massive apartment complexes

Other

- Create property size options other than 4000 square lots – E.g. 0.88 acre, 1.73 acre
- Too much emphasis on residential development which is the current highest provider of tax base. Need more industrial and commercial base. Not enough amenities flowing from amenity fees so projects like community centres don't keep up with the increased population growth. Cedar Valley is "carrying the can" for the tax base in Mission!
- Mom and dad
- Crime from Mission Inn residences
- Protect farmland – encourage farming of under used land as employment opportunity – lots of potential and everyone eats

<p>What is your VISION for business, agriculture, and our commercial and industrial lands?</p>	<p><u>Downtown Focus</u></p> <ul style="list-style-type: none"> • The health of the community is reflected in the health of the downtown (x2) • Downtown is the heart of Mission – we cannot abandon it! It is in desperate need of infrastructure updates and esthetic upgrades. Let’s invest in our local business. • Support downtown – get businesses into empty spaces instead of building new structures all over. Where’s the drug store downtown? • To fill in empty spaces (stores) instead of building new structures, and destroying trees, where there are so many empty spaces <p><u>Other Economic Development</u></p> <ul style="list-style-type: none"> • Bookstores (x2) • More clothing stores (mall) • Create opportunities for live/work areas • Light industrial development seems to make the most sense for Mission • Create more commercial / industrial land options. Have people work here, shop here, recreate here where we live – Not just services, low paying jobs; need consultant /professional based sectors for higher paying jobs. Get federal and provincial departments here: we have jails, why not a Justice/Legal Centre <p><u>Agriculture</u></p> <ul style="list-style-type: none"> • Mission has immense opportunity to be known for its innovative community gardens and grassroots local food security work. The District of Mission needs to grow this, support this, connect with the UFV and include citizens – support small scale local farming (this is the future, embrace it). (x2) • Never destroy ALR land (x2) • Support new farmers – increase agricultural land production • Mission was partially built on agriculture and it is still a huge part of who we are <p><u>Waterfront/Tourism</u></p> <ul style="list-style-type: none"> • Use the waterfront for business development – destination, restaurant etc. • Find a way to make our waterfront an attractive quay. Mix of stores, housing, offices and recreation • An initiative to bring people into our communities not just to move here, but to come and enjoy what we offer as a community – signs, maps, ads <p><u>Other</u></p> <ul style="list-style-type: none"> • Junction to keep businesses not raise rents – put the heat on! • Push new amenity* development on the hill (Cedar, Cherry, Dewdney Trunk, Stave Lake St.) rather than more downtown or in Junction Mall to cut down on vehicles having to go up and down 200 metres / 600 feet for every shopping and service trip. (* groceries, services, restaurants, etc.)
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<p>What is your VISION for natural areas, parks, recreation and trails?</p>	<p><u>Parks</u></p> <ul style="list-style-type: none"> • A downtown park • Make a super-sized park / open space on Silverhill (municipal, provincial or federal) could be the jewel of the valley • Local, community parks with play boxes • Extend the municipal forest in appropriate areas • Need small neighbourhood green spaces for kids to play and connect – neighbourhood kids - yards tend to be too small for this and the roads are not safe to play on • Create more spaces that encourage us to stay a while • More parks <p><u>Trails and Pathways</u></p> <ul style="list-style-type: none"> • Build more parks and trails and use schools and other “community buildings” as remote mini community centres • Sustaining the trail networks that exist and maintaining them with inclusion by scouts, Outward Bound, home school networks, etc. • Promoting our outdoor recreation opportunities as part of what makes Mission great • More trails in lesser populated areas • Safe and easy to use bike trails, separate from the roads and highways • Trail in Lane Creek <p><u>Recreation Centres</u></p> <ul style="list-style-type: none"> • Satellite recreation centres (small) in each neighbourhood utilizing a community school model – Like Stave Falls Elementary which is currently not being used • Would love to see a recreation centre or commercial centre in the Stave Falls area – brings community together (Cedar Valley also) • We are so lucky in Mission to have such fantastic recreation in our backyard. We enjoy the many lakes and trails in Mission around the year. The only suggestion I can make is more garbage cans and a bit better maintenance. • Keep existing parks and add more <p><u>Heritage Park</u></p> <ul style="list-style-type: none"> • Remove buildings at Heritage Park that aren’t part of the heritage, limit amount of buildings • Get rid of plans to build more buildings at Heritage Park • What is the plan for empty buildings at Heritage Park? <p><u>Trees</u></p> <ul style="list-style-type: none"> • All the new areas of residential are being planted with deciduous trees which lose their leaves in the winter. Why not mandate some conifers to help the carbon sink? • Stop tearing down the trees
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	<ul style="list-style-type: none"> • More trees to be planted in existing park and green spaces <p><u>Walkability</u></p> <ul style="list-style-type: none"> • All residential streets need sidewalks if you want a walkable community • Integrate and connect greenspace with neighbourhoods and walkable connections. Every resident of Mission has access to greenspace within walking distance of home • Focus on walkability – better lighting, sidewalks, and cross walks <p><u>Other</u></p> <ul style="list-style-type: none"> • I love the recreational opportunities in Mission! Let’s sustain existing trails and develop more opportunities for recreation and camping. If we build it, people will come! Mission could be a mecca of recreational opportunities (x2) • Better signage • Make sure access to River • Stop logging in view of Rolley Lake. The land on that hill is very important to mushroom pickers • There is talk of removal of the Environmental Management Plan (EMP) in Cedar Valley and reversion to the Riparian Area Regulations (RAR) is this a good idea? • Include Art walk
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Visioning Workshops

The purpose of these workshops was to inform participants about the project, and to request their perceptions about the topic in terms of strengths and challenges, and potential vision, values, objectives and policies for the Official Community Plan.

The following is the input from the workshops, with each bullet representing an idea put forth during brainstorming for the questions on the left. After brainstorming, each group helped to synthesize the results into a list of the top items, ten maximum for each question. Each participant then “voted” for their top five choices in order of priority using audience response technology (“clickers”). There were between 7 participants in the first workshop, and 4 in the second one.

The numbered sections are the top items listed in order of priority, based on the cumulative ranking of the group. Items listed below the numbered lists are additional suggestions or elaborations from the brainstorming process.

Workshop #1 – 5:00 pm

<p>Strengths of Mission</p>	<ol style="list-style-type: none"> 1. Affordability 2. West Coast Express 3. Undeveloped waterfront with potential 4. Growing community 5. Land availability – different lot sizes 6. Forests, trails, greenbelts 7. Great natural scenery 8. Size, quiet, clean air 9. Sufficient services and amenities 10. Outdoor recreation <ul style="list-style-type: none"> • Potential for growth • Separation of industrial and residential uses • Reasonable and fair taxes • Size of the District (small/medium)
<p>Challenges of Mission</p>	<ol style="list-style-type: none"> 1. Public transit issues - lacking in rural areas, not integrated with other modes 2. Traffic – Lougheed Highway and Cedar, remove trucks from downtown 3. Waterfront – undeveloped, challenges, many land owners 4. Lack of industry for jobs 5. Aging buildings mostly downtown 6. Not enough large lots for downsizing gradually 7. Hills – walking, development 8. Not enough acreage lots 9. Grow ops 10. Not enough paths – rural areas <ul style="list-style-type: none"> • Becoming a development friendly town • Downtown without a “theme” • Some wholesalers won’t supply to Mission because it is seen as competition within the Abbotsford market area
<p>Vision, Goals and Objectives for the OCP</p>	<ol style="list-style-type: none"> 1. Waterfront development 2. Seniors housing 3. More sense of neighbourhood 4. Keep shopping dollars here 5. Plan for future amenities – leisure activities 6. Density gradient 7. More outdoor recreation opportunities 8. Walkable neighbourhoods

Policies for the OCP	<ol style="list-style-type: none"> 1. Road network to support residential development 2. Transit network to all development types 3. Small acreage lots to complement small lots, townhouses, etc.(Silverdale) 4. Neighbourhood commercial 5. Growth of UFV Mission campus 6. Incorporate Parks Master Plan into OCP 7. Public art 8. Better dog parks – more secure 9. Co-op housing 10. Turn Mission into a City <ul style="list-style-type: none"> • Transportation plan that limits problems for residential neighbourhood development, i.e., alternate routes • Improve drinking water volume for future • Control gun activities in recreation areas – become more family friendly • Funicular rail tram or cable car from downtown to the top of the hill
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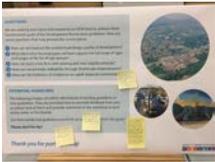
Workshop #2 – 7:00 pm

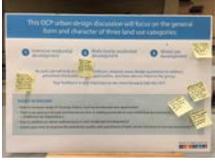
Strengths of Mission	<ol style="list-style-type: none"> 1. Nature, recreation, close to wilderness 2. Collaborative caring community, sense of community 3. Small town feel 4. Family friendly, activities for children 5. Housing affordability 6. Quality leaders 7. Peace and quiet 8. Lots of artists
Challenges of Mission	<ol style="list-style-type: none"> 1. Youth shelter lacking 2. People working elsewhere 3. Lack of drug treatment/detox 4. Developers clearing land 5. People are drawn outside Mission, e.g., clothing stores 6. Agricultural land is under-used 7. Small mindedness, stigmas 8. Lack of financial resources 9. No government offices, no driver’s licensing office 10. Not enough activities for adults and seniors

	<ul style="list-style-type: none"> • No playground downtown • Lack of follow through on plans • Need more farmers growing food in Mission • Not enough activities for seniors • No clothing stores • Make sure developers don't raze natural land completely – retain forested areas • West Coast Express does not run on weekends – at least a connection to the Evergreen Line would be sufficient
Vision, Goals and Objectives for the OCP	<ol style="list-style-type: none"> 1. Downtown follow-through – old and new 2. Sustainability and community resilience 3. Environmental protection 4. Slower growth 5. Strengthen neighbourhoods – walkable, parks, etc. 6. Maintain small town feel 7. Farmland protection 8. Waterfront mixed use development 9. Mixed and affordable housing
Policies for the OCP	<ol style="list-style-type: none"> 1. Adequate shelter and housing for youth 2. Laneway housing and SOME density downtown (e.g., “Historic Mission”) 3. Change tree policy to encourage tree retention 4. Stave Lake development to be nature friendly 5. Wider setbacks along creeks 6. More studio and gallery space for artists 7. No absent landlords downtown 8. No townhouses between Boothby and Tunbridge 9. Reduce noise pollution – Train whistles 10. Sidewalks on both sides in new development <ul style="list-style-type: none"> • More information on what is available here • Support downtown – (usable parts of 2012 charrette?) • Balance of commercial retail in downtown with social service resources

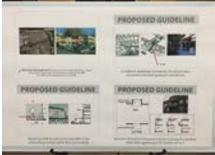
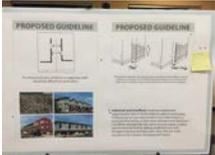
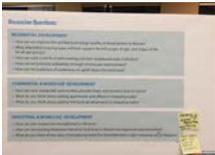
Urban Design Posters

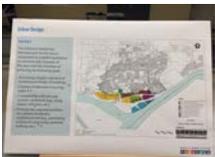
Posters displaying urban design ideas were used to collect input. Participants were encouraged to post notes or to place dots on the various ideas – green = go (I like it), yellow = caution, red = stop (I don't like it). The following are the dot ratings and comments on the posters.

<p>Streetscape: before and after</p> <p>IMG_5836</p> 	<p>Wide street with no landscape boulevard – BEFORE</p> <ul style="list-style-type: none"> • Narrow streets with parking on both sides impedes driving. Very Dangerous. • Big issue is parking on street <p>Wide street with no landscape boulevard – AFTER</p> <ul style="list-style-type: none"> • 7 green dots • Put future trees on street so they don't impede walking and driving • Go to mandated higher ratio of conifers. Currently most planted trees are deciduous and it is barren in winter • Sidewalks on both sides <p>Wide rear lanes can reduce pedestrian comfort by encouraging driving - BEFORE</p> <ul style="list-style-type: none"> • Require on-lot parking for all residences • Wide city streets for the same thing – narrow streets would slow traffic • Parking! Parking! Or lack of parking enforcement. Driveways too small to even fit their vehicle <p>Wide rear lanes can reduce pedestrian comfort by encouraging driving – AFTER</p> <ul style="list-style-type: none"> • 4 green dots and 1 red dot • Need width for fire truck access • We are losing tree cover dramatically, need more restraints on tree removal • Need small neighbourhood greenspaces for kids to play – 1 green dot
<p>Questions and Potential Guidelines</p> <p>IMG_5837</p> 	<p>Questions</p> <ul style="list-style-type: none"> • Look to View Royal on the island as to what they're doing, practically around Helmcken/Stormont area. Looks fabulous! <p>Potential Guidelines</p> <ul style="list-style-type: none"> • Build sidewalks on both sides of the street in new developments • Boulevards should have a mix of evergreen and deciduous trees • If the largest growing population between 2006 and 2011 was 65+ why aren't we providing more suitable housing for this age group? We also need to provide more affordable housing for our younger generation. Those just starting out need to have housing that is either older (not knocked down for the monstrosities) or ranchers that are more affordable than the huge houses constantly being built by developers.

<p>This OCP urban design discussion will focus on the general form and character of three land use categories:</p> <p>IMG_5838</p> 	<ul style="list-style-type: none"> • <i>1 green dot</i> • Don't turn Mission into another Port Coquitlam/Abbotsford. People choose to live/move here because it isn't highly densified • Ensure buffer zone between single family and multifamily residential. Retain forested / treed areas • State in bylaws and regulations residence -unit-to-vehicle proportional allocation and balance • Locate multi-family housing near existing services • Number of cars parking on road, driveway and front lawns – all at one home is so distasteful and detracts from any neighbourhood • Integrate, link new developments with existing to encourage walkability
<p>Existing Condition / Idea (3 storey massing)</p> <p>IMG_5840</p> 	<p>Existing Condition</p> <ul style="list-style-type: none"> • This is not needed • This is not attractive • Focus on function and quality not looks; superficial plans attract superficial residents <p>Idea</p> <ul style="list-style-type: none"> • <i>2 green dots</i> <p>Proposed Guideline</p> <ul style="list-style-type: none"> • Terrace upper floors • <i>8 green dots</i> • <i>1 red dot</i>
<p>Proposed Guideline (Laneway housing)</p> <p>IMG_5841+</p> 	<ul style="list-style-type: none"> • <i>3 green dots</i> • <i>2 red dots</i> • And where do they park? • How big are the back yards? Kids and pets are important too!

<p>Proposed Guidelines (Duplexes)</p> <p>IMG_5843</p> 	<p>Side by side duplexes should have separate unit identity, reinforced by non-symmetrical architectural expression, roof forms, materials and colour.</p> <ul style="list-style-type: none"> • 1 green dot <p>For duplexes on corner lots, buildings should “turn the corner”, with an entry facing each street.</p> <ul style="list-style-type: none"> • 7 green dots
<p>Proposed Guideline (Multifamily housing)</p> <p>IMG_5844</p> 	<p>Multi family residential provides a range of medium to high density housing choices for those who prefer or need them. Ideally, these developments should be located in proximity to commercial services and public transit.</p> <ul style="list-style-type: none"> • 1 yellow dot <p>There should be neighbourly transition between various forms of multiple family and lower density residential areas</p> <ul style="list-style-type: none"> • We definitely need buffer and transitional zones between differing residential density, i.e., town-homes, to SF development, no provision in the last OCP for that! <p>In new developments, encourage a variety of contemporary architectural expressions and innovation.</p> <ul style="list-style-type: none"> • Right frame – 1 green dot • Right frame - “lacks character” • Left frame – 1 red dot <p>In attached dwelling types, individual unit identity should be reinforced by roof forms and separate entries</p> <ul style="list-style-type: none"> • 3 green dots
<p>Proposed Guideline (Mixed use development)</p> <p>IMG_5845</p>	<p>Mixed use Development: Existing and new large shopping centres often have ample room for introducing mixed use infill, for office and residential uses, or both.</p> <ul style="list-style-type: none"> • 1 green dot <p>A midblock breezeway should provide a convenient link from parking to storefronts</p> <ul style="list-style-type: none"> • 2 green dots

	<p>Mixed use infill should orient outwardly to the surrounding context rather than just inwardly.</p> <ul style="list-style-type: none"> • 1 red dot
<p>Proposed Guidelines (live work/flashing/windows)</p> <p>IMG_5846</p> 	<p>To enhance privacy, windows on opposing walls should be offset from each other.</p> <ul style="list-style-type: none"> • 1 green dot <p>The exterior materials and colour palette should be limited. Where exterior cladding is changed, such change should take place at an inside corner rather than outside corner to avoid looking artificial or like wallpaper.</p> <ul style="list-style-type: none"> • 1 green dot • 2 red dots • How are you going to enforce this? And who cares? This idea is wasteful of community funding. Focus on the bigger issues to attract families <p>Industrial and Live/Work</p> <ul style="list-style-type: none"> • 2 green dots
<p>Discussion Questions</p> <p>IMG_5847</p> 	<ul style="list-style-type: none"> • 1 green dot • Farming as job creation, urban agriculture, SPIN farming, small lots • This would work for “live in” artist studios
<p>Do you have any comments on urban design in multi-family, commercial or industrial areas?</p> <p>IMG_5848</p>	<ul style="list-style-type: none"> • More bungalows/rancher master on main (ageing in place, or mobility issues) – 2 green dots • Multi-use developments like Garrison Crossing (condos, row houses, duplexes, townhouses, single family, exec homes) included recreation centre, grocery store, amenities – livable / walkable – 1 green dot • Put a commercial complex like the one on Stave Lake Road in the Egglestone Area • Team up with churches to partner with facilities ie: church/community centres • Build bike paths from Egglestone to Bear and Red Mountain • Capitalize on the river

	<ul style="list-style-type: none"> • Court and give incentives to large businesses to set up shop like Chilliwack has done. ie: Ritchie Bros, Langley Ceramic and Tile • More train stations – West Coast Express
<p>OCP Map 1 IMG_5842</p> 	<ul style="list-style-type: none"> • Don't let Silverdale sprawl like Langley • What about more Rural Residential in this area? e.g. 1.73 acre (north Mission) • Why not develop more along route where city water is already in place? (north central Mission (Silverdale open space, Country residential)) • Keep this area green for wildlife, etc. (north east Mission) • Cedar will get as much traffic as it can handle once the area is built out. • Area between Boothby and Tunbridge should be single family zoning – townhouse development in single family area will not fit the design with the neighbourhood • Why water out to here and not connecting properties along the way? (south west Mission) • Infill UGB before expanding beyond (2 agreements) – (south Mission on River bank) <p>General Comments</p> <ul style="list-style-type: none"> • Ensure that tracts of greenspace are kept. If you look at the green map there isn't a whole lot of natural space showing • Do a reserve map to show what is green and you'll see there isn't much allocated as green space
<p>Urban Design Map IMG_5954</p> 	<p>Promote a higher standard of architectural design of buildings</p> <ul style="list-style-type: none"> • <i>1 green dot</i> <p>Creation of alternative housing types</p> <ul style="list-style-type: none"> • <i>2 green dots</i> • <i>1 yellow dot</i> <p>Compatibility with site and context constraints (e.g., steep slopes, infill sites, etc.)</p> <ul style="list-style-type: none"> • <i>1 green dot</i> <p>Promote the essential qualities of a vibrant residential neighbourhood (e.g., promoting a sense of community, promote walking, etc.)</p> <ul style="list-style-type: none"> • <i>2 green dots</i>