



Who are the landowners?

In March 2019, at the request of the landowners, the City of Vancouver launched the Jericho Lands planning program. It is a comprehensive planning process which will help create a Policy Statement to guide future redevelopment of the lands.

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Why are we here?

- Learn about the revised site concept plan
- Share your thoughts on the latest design
- Talk to City staff and the project team

How to provide input and stay involved



How do I say it?

(1) ʔə́yalməx^w (pronounced “**Ee-yal-mugh**”) is the place name in the **hən̓q̓əmin̓əm̓** language spoken by the Musqueam and Tsleil-Waututh peoples.

(2) Iyálmexw (pronounced “**l-yal-mugh**”) is the place name in the **Skwxwú7mesh** language spoken by the Squamish people.

TABLE OF CONTENTS

City of Vancouver Boards

Welcome.....	
Site Information.....	01
Creating a Policy Statement.....	02
Planning Process.....	03
City and Regional Policies.....	04
Recent Council Decisions.....	05
Guiding Principles,.....	06
Emerging Ideas and MST Cultural Whorl	
Draft Guiding Principles.....	07
Emerging Site Planning Ideas.....	08
Previous Draft Site Concepts.....	09
(Phase 3)	
Phase 3 Engagement.....	10
Engagement to Date: Highlights.....	11
Schools.....	12
Next Steps.....	13

Proponent Boards

Welcome.....	01
A Historic Partnership.....	02
Cultural Significance of.....	04
Ṗə́yalməx ^w /lŷálmexw (Jericho Lands)	
Weaving MST Culture at.....	05
Ṗə́yalməx ^w /lŷálmexw	
MST Cultural Whorl.....	06
About the Revised Site Concept for...Ṗə́yalməx ^w /lŷálmexw/Jericho Lands	07
Living with Nature.....	08
Parks and Open Space.....	10
Water as a Life Giver.....	11
Water illustration.....	13
Stewards of Trees and Canopy.....	14
Ecological zones.....	16
Honouring the Ridge.....	17
Site cross sections.....	19-21
Spirit of the Longhouse.....	22
Housing and amenities.....	24
Land use plan.....	25
Building heights.....	26
Building types and heights.....	27
A Place of Arrival.....	28
Mobility network.....	30
Street cross sections.....	31-34
Celebrating the MST Partnership.....	35
Ṗə́yalməx ^w /lŷálmexw/Jericho Lands.....	37
Highlights from MST Cultural Whorl	
Sun and shadow analysis.....	38-39
Learn more: Inspire Jericho.....	40
Talks #5	

SITE INFORMATION

ᑭᐃᐃᐃᐃᐃᐃᐃ/ᐃᐃᐃᐃᐃᐃᐃᐃ/the Jericho Lands lie within the unceded traditional territories of the ᐃᐃᐃᐃᐃᐃᐃᐃᐃ (Musqueam) Indian Band, Skwxwú7mesh (Squamish) Nation, and səliłwətał (Tsleil-Waututh) Nation. For millennia, the site was part of the lands and waters on which the Nations hunted, gathered and followed their cultural customs.

ᑭᐃᐃᐃᐃᐃᐃᐃ/ᐃᐃᐃᐃᐃᐃᐃᐃ was the name of an important village that was once located close to the Salish Sea and what we now know as Jericho and Locarno beaches. It was connected to other villages and campsites by a network of trails radiating across the Host Nations’ territories.

Today, ᑭᐃᐃᐃᐃᐃᐃᐃ/ᐃᐃᐃᐃᐃᐃᐃᐃ/Jericho Lands refers to a 36-hectare (90 acre) site, which is bound by West 4th Avenue to the north, Highbury Street to the east, West 8th Avenue to the south, and West Point Grey Park (Trimble Park) and Queen Mary Elementary School to the west.

The eastern portion of the site (known as Jericho Garrison) is currently zoned RS-1, which permits duplexes, single detached houses, secondary suites, and laneway houses. The western portion (known as Jericho Hill) is zoned CD-1 (404), which permits a variety of uses, including residential, cultural and recreational uses, parks, and institutional uses with an overall floorspace ratio (FSR) of 0.6.



Who are the Host Nations?

The Host Nations are the ᐃᐃᐃᐃᐃᐃᐃᐃᐃ (Musqueam) Indian Band, **Skwxwú7mesh** (Squamish) Nation, and **səliłwətał** (Tsleil-Waututh) Nation.

Their ancestors have lived on these lands since time immemorial.

Redevelopment of the site is an opportunity for the Host Nations to express their deep connection to the land while bringing forward new opportunities for prosperity for future generations.





CREATING A POLICY STATEMENT

The ʔəyálməxw/lyálməxw/Jericho Lands Policy Statement is being created in consultation with the landowners, Host Nations members, Vancouver community members, and other stakeholders before being presented to City Council for consideration. If adopted, it will inform the preparation of an Official Development Plan (ODP) and future rezoning applications for redevelopment of the site.

What is a Policy Statement?

A policy statement is a guiding document that establishes principles, objectives, and policies relating to a range of topics. These include:

- **Reconciliation**
- **Mix of land uses and housing**
- **Density, building types and heights**
- **Community amenities**
- **Mobility**
- **Sustainability and infrastructure**
- **Ecology, parks and open space**
- **Development phasing**

Who is involved in creating the Policy Statement?



MST Partnership and Canada Lands Company

- Represent Host Nations priorities and aspirations.
- Act as proponents for the redevelopment of the site.
- Lead engagement with Host Nation community members to ensure Indigenous values are embedded within the redevelopment.
- Generate and refine conceptual site plan options (in consultation with City staff) balancing objectives of all parties.
- Work with the City to inform and engage the community in the planning process.

City of Vancouver

- Coordinate the planning program.
- Provide technical guidance to the proponent team as they develop a site plan.
- Design and implement an engagement process with input from the community.
- Facilitate discussion and coordinate feedback at open houses and meetings regarding conceptual site plans and draft policies.
- Ensure City policies and directions, landowners' objectives, and community priorities are reflected in the Policy Statement.
- Draft the Policy Statement for Council consideration.
- Prepare an Official Development Plan and evaluate future rezoning applications.

Host Nations and Vancouver Community Members

- Identify issues, priorities and ideas to inform the engagement process, guiding principles and redevelopment options.
- Provide input throughout the process.
- Participate in public workshops and events.
- Review and provide feedback on guiding principles and redevelopment options.
- Review and provide feedback on the Jericho Lands planning program.

PLANNING PROCESS

Planning Process Update

In October 2021, the ʔəyalməxw/Iyálmexw/Jericho Lands planning program introduced two conceptual site plan options which were shaped by the Council-endorsed draft Guiding Principles and Emerging Site Planning Ideas. Feedback was summarized in the Phase 3 Engagement Summary report and shared with the landowners to help inform next steps in the planning process.

Following public engagement on the two conceptual site plan options, the landowners asked that the project be paused while they engaged with the Host Nation communities to develop a set of site planning principles that better reflect Indigenous design values and the importance of the site to the Nations. In fall 2022, City staff re-engaged with the landowners at their request to begin work on a revised site plan.

In March 2023 we introduced a new phase in the planning process (Phase 3.5). This phase shared updated information about the project and process, as well as the outcomes of the landowners’ engagement with Host Nations community members.

What is the revised site concept plan?

Over the past number of months, the landowners’ team has been working to develop a revised site concept plan based on direction from Host Nation leadership. This concept also seeks to build on what was heard during Phase 3, incorporate feedback from engagement with Host Nation communities, layer in objectives from the Council endorsed draft Guiding Principles and Emerging Ideas, and reflect recently approved City and regional policies and ongoing technical work.

The landowners’ proposal (as seen on the proponents boards 1 to 40) is still being reviewed by the City and will continue to be refined as additional technical work is completed.

This phase in the planning process is an opportunity for you to provide feedback on the proposal. Your feedback on the revised site concept plan will be used to make refinements and inform the development of a preferred concept and draft Policy Statement, which will be presented to the public in fall 2023.



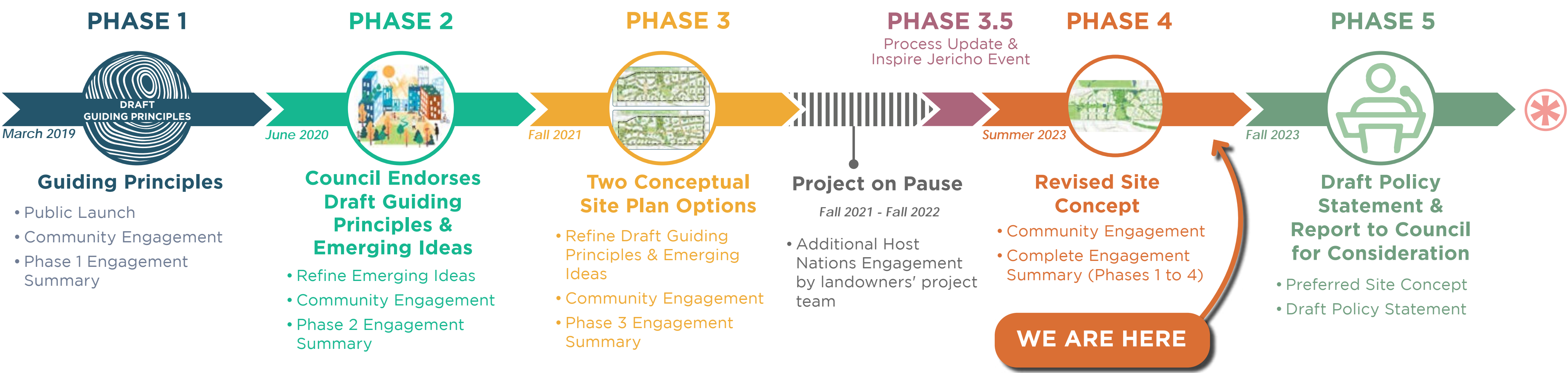
Ongoing technical studies and additional reviews

Technical studies are important inputs into the development of a preferred site concept. Although a number of studies have been completed and informed the landowners’ revised site concept plan, some studies – like traffic, one water, hydrology, financial analysis, etc. – are still underway. These outstanding studies will be completed prior to development of a preferred site concept to ensure the plan is feasible.

The Urban Design Panel and other civic agencies will also review the revised site concept plan and provide technical expertise and advice to help shape the preferred site concept.

MST Engagement

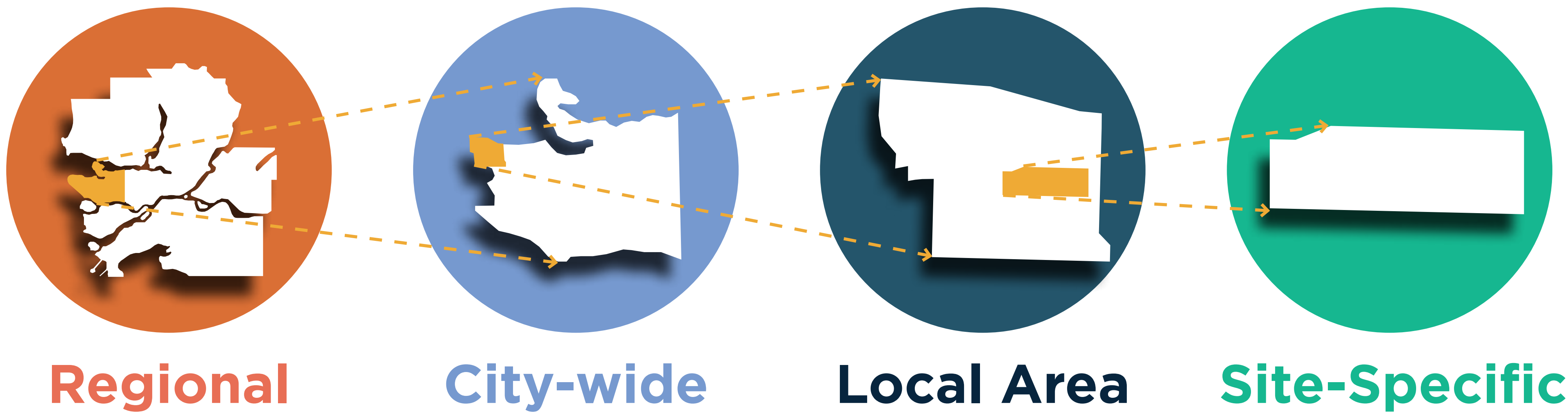
Throughout the ʔəyalməxw/Iyálmexw/Jericho Lands planning process, the landowners have and will continue to engage directly with Host Nations community members. The feedback received through this engagement is being incorporated into the development of the preferred site concept and planning process.



Steps in development approvals process following approval of Policy Statement:



CITY AND REGIONAL POLICIES



The following City and regional policies establish a general framework for redevelopment of ʔəyalməxw/ l̓yálməxw/Jericho Lands. These policies, among others, will apply at various stages of the design and development process.

Regional Policies

Transport 2050 (2022) & Transport 2050: 10-Year Priorities (2022)

Transport 2050 is TransLink’s roadmap to improve regional transportation over the next 30 years based on the theme of ‘Access for Everyone.’ It includes numerous projects, services and policies organized around goals that future transportation will be convenient, reliable, affordable, safe and comfortable, and carbon-free.

The 10-Year Priorities identify key priorities for the next decade, including extending the Millennium Line from Arbutus to UBC in years 6-10. *See also Recent Council Decisions board.*

Metro Vancouver 2050: Regional Growth Strategy (2022)

The Metro Vancouver Regional Growth Strategy is the region’s shared vision for how growth will be managed to support the creation of complete, connected and resilient communities, while protecting important lands and supporting the efficient provision of urban infrastructure like transit and utilities.

City-wide Policies

Vancouver Plan (2022)

This is a long-range land use strategy to create a more livable, affordable, and sustainable city for everyone. It guides the long-term growth of the city in an intentional way, clarifying where growth and change will occur over the next 30 years. *See also Recent Council Decisions board.*

Making Strides: Childcare Strategy (2022)

A 10-year childcare strategy which aims to support access to a new universal system of early care and learning led by provincial and federal governments.

Framework for City of Reconciliation (Updated 2021)

This report builds upon the accomplishments of the Year of Reconciliation and outlines a proposed framework for Vancouver to become the world’s first City of Reconciliation.

Climate Emergency Action Plan (2020)

The plan outlines actions to tackle Vancouver’s biggest local sources of carbon pollution — buildings and transportation — as well as enhancing and protecting natural systems that capture carbon.

VanPlay: Vancouver’s Parks and Recreation Framework (2020)

This policy document is the Vancouver Board of Parks and Recreation’s decision-making guide. Its priorities, tools and policies support the pursuit of equity, connectivity and access to parks and recreation for all.

Making Space for Arts and Culture: Vancouver Cultural Infrastructure Plan (2019)

This plan recommends optimizing City policies, tools, programs and investment priorities to secure, enhance and develop vibrant, affordable, and accessible arts and cultural spaces in Vancouver.

City-wide Policies

Rain City Strategy (2019)

This document provides a long-term strategy and roadmap for evolving the City’s rainwater management services. Key goals include improving and protecting water quality, increasing Vancouver’s resilience through sustainable water management and improving natural and urban ecosystems.

Culture|Shift: Blanketing the City in Arts and Culture (2019)

This 10-year cultural plan seeks to increase support for the arts and culture sector, champion local cultural artists and creators, build on the City’s commitments to Reconciliation and equity, advance community-led cultural infrastructure, and to position Vancouver as a thriving hub for music.

Tenant Relocation and Protection Policy (2019)

This policy provides protections and compensation to renters impacted by redevelopment activity. It requires the development of a tenant relocation plan for eligible tenants.

Spaces to thrive: The Vancouver Social Infrastructure Strategy (2019)

This strategic policy and partnership framework focuses on meeting the space and facility needs of social and community-serving non-profits.

Housing Vancouver Strategy (2017)

The City’s 10-year strategy addresses housing affordability, focusing on shifting toward the right supply of housing affordable to local incomes, including rental, social and supportive housing.

Healthy City Strategy (2014)

This strategy is a long-term, integrated plan for healthier people, healthier places, and a healthier planet. It comprises 13 long-term goals for the well-being of the city and its people.

Transportation 2040 Plan (2012)

This plan is a long-term strategic vision that will help guide decisions on transportation, land use and public investments.

Local Area Policies

West Point Grey Community Vision (2010)

This policy includes direction to complete a major study to determine future uses of ʔəyalməxw/ l̓yálməxw/Jericho Lands with significant community engagement.

Site-Specific Policies

Rezoning Policy for Sustainable Large Developments (Updated 2020)

This policy requires plans and studies to achieve a higher level of sustainability in terms of site design, food systems, green mobility, potable water management, rainwater and groundwater management, zero waste planning, affordable housing, and resilience.

Green Buildings Policy for Rezonings (Updated 2022)

This policy requires all rezoning proposals to meet or exceed LEED Gold or be Zero Emissions.

RECENT COUNCIL DECISIONS

Since we last presented the two draft site concepts in late 2021, a number of key policy decisions have been made at both the City and regional level. These have included: the City’s adoption of the UNDRIP Strategy, approval of the Vancouver Plan, endorsement of a SkyTrain extension from Arbutus to UBC and future station on the Jericho Lands, and TransLink’s release of the Transport 2050: 10-Year Priorities.

UNDRIP Strategy

In October 2022, Vancouver City Council adopted the United Nations Declaration on the Rights of Indigenous People (UNDRIP) Strategy for Vancouver. This is the most comprehensive international instrument on the rights of Indigenous Peoples and is a framework for reconciliation to uphold and protect Indigenous Peoples’ rights and their enjoyment of those rights.

As part of our UNDRIP Strategy, the City’s task force identified specific calls-to-action under the four themes of the BC Declaration on the Rights of Indigenous Peoples Act (Declaration Act):

- Social, cultural, and economic well-being
- Ending Indigenous-specific racism and discrimination
- Self-determination and inherent right of self-government
- Rights and title of Indigenous Peoples

The ʔəyálməxw/Iyálməxw/Jericho Lands planning program will align with, and advance, the UNDRIP Strategy’s calls-to-action.

Transport 2050 and Millennium Line UBC Extension (SkyTrain)

In January 2022, the Mayors’ Council on Regional Transportation approved Transport 2050 (T2050), TransLink’s new Regional Transportation Strategy for Metro Vancouver that will guide transportation decisions for the next three decades. T2050 outlines over 100 actions or strategies to make transportation options more convenient, reliable, affordable, safe, comfortable, and environmentally sustainable. An output of T2050 was the Transport 2050: 10-Year Priorities, which identifies the Millennium Line UBC Extension as a key regional priority.

In March 2022, City Council endorsed the proposed alignment of the Millennium Line UBC Extension through Vancouver, including a station within ʔəyálməxw/Iyálməxw/Jericho Lands as well as stations at Alma Street and Macdonald Street.

Millennium Line UBC Extension:



Vancouver Plan

Approved by City Council in July 2022, the Vancouver Plan is a visionary long-range land use strategy to create a more livable, affordable, and sustainable city for everyone. It guides the long-term growth of the city in an intentional way, clarifying where growth and change will occur over the next 30 years. Three Foundational Principles are at the centre of the Plan: Reconciliation, Equity and Resilience.

The Plan’s land use strategy identifies the area around ʔəyálməxw/Iyálməxw/Jericho Lands as a Rapid Transit Area (see map below), which will accommodate a wider range of housing options (including rental and social housing) and employment uses over time. ʔəyálməxw/Iyálməxw/Jericho Lands are identified as a major project site. For these sites, a site-specific policy statement will provide direction on the nature and scale of change, including how housing, job space, services, amenities, infrastructure, and parks and open spaces will be provided.

City Building Blocks Map (Vancouver Plan, 2022):



Vancouver Plan Survey

- 78%** agreed that Vancouver should have a range of housing options in all neighbourhoods.
- 84%** indicated high levels of support for adding new housing choices around community assets (such as parks and community centres)

The Broadway Subway Project, a Millennium Line extension to Arbutus Street, is under construction and is anticipated to begin operations in early 2026. TransLink’s Transport 2050: 10-Year Priorities (adopted in 2022) identifies the extension of the Millennium Line to UBC in years 6-10.

Preliminary work by TransLink has identified areas within ʔəyálməxw/Iyálməxw/Jericho Lands where a station is technically feasible and is informing the Jericho planning process. Further study and analysis will be needed prior to finalizing the station location on the Jericho Lands.

GUIDING PRINCIPLES, EMERGING IDEAS AND MST CULTURAL WHORL

The Draft Guiding Principles and Emerging Ideas (summarized on the next two boards) were developed from public feedback received during Phases 1 and 2 of the planning process. Along with feedback from the Host Nations, they shaped the two conceptual site plans that were presented in Fall 2021 (Phase 3).

Embedding Indigenous Values and Knowledge

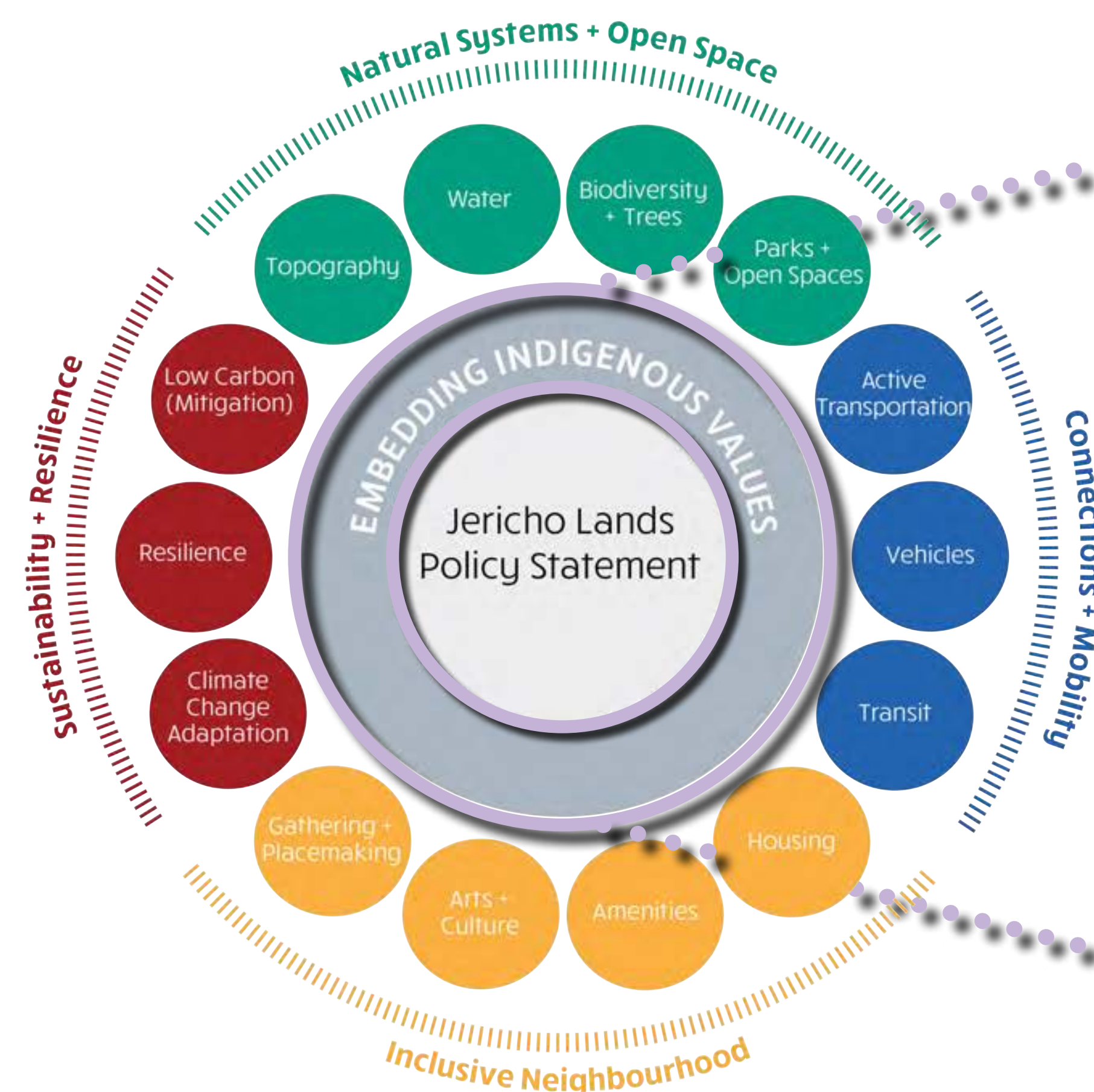
In preparing the Emerging Ideas during Phase 2 of the planning program, the objective to “embed Indigenous values and knowledge” was identified as being foundational to development of the site (as seen in the centre of the graphic to the right). At the time of creating the Emerging Ideas, specific examples of Indigenous values and knowledge had not been defined. After Phase 3, the landowners hosted a number of engagement events with Host Nations community members and created the MST Planning and Design Framework, referred to as the “Cultural Whorl” (see image on the far right).

The Cultural Whorl includes MST Cultural Design Inspirations, Cultural Site Planning Elements and Cultural Design Principles, which together more tangibly embed Indigenous values and knowledge into the development of ʔə́yalməxw/ l̓yálməxw/Jericho Lands. More details related to the creation and importance of the MST Cultural Whorl can be found on page 6 of the landowners’ boards.

The Guiding Principles, Emerging Ideas and Cultural Whorl are important inputs to the development of the revised site concept plan. They will also be included in the Policy Statement and used to inform how the site will develop through the rezoning and development permit phases.

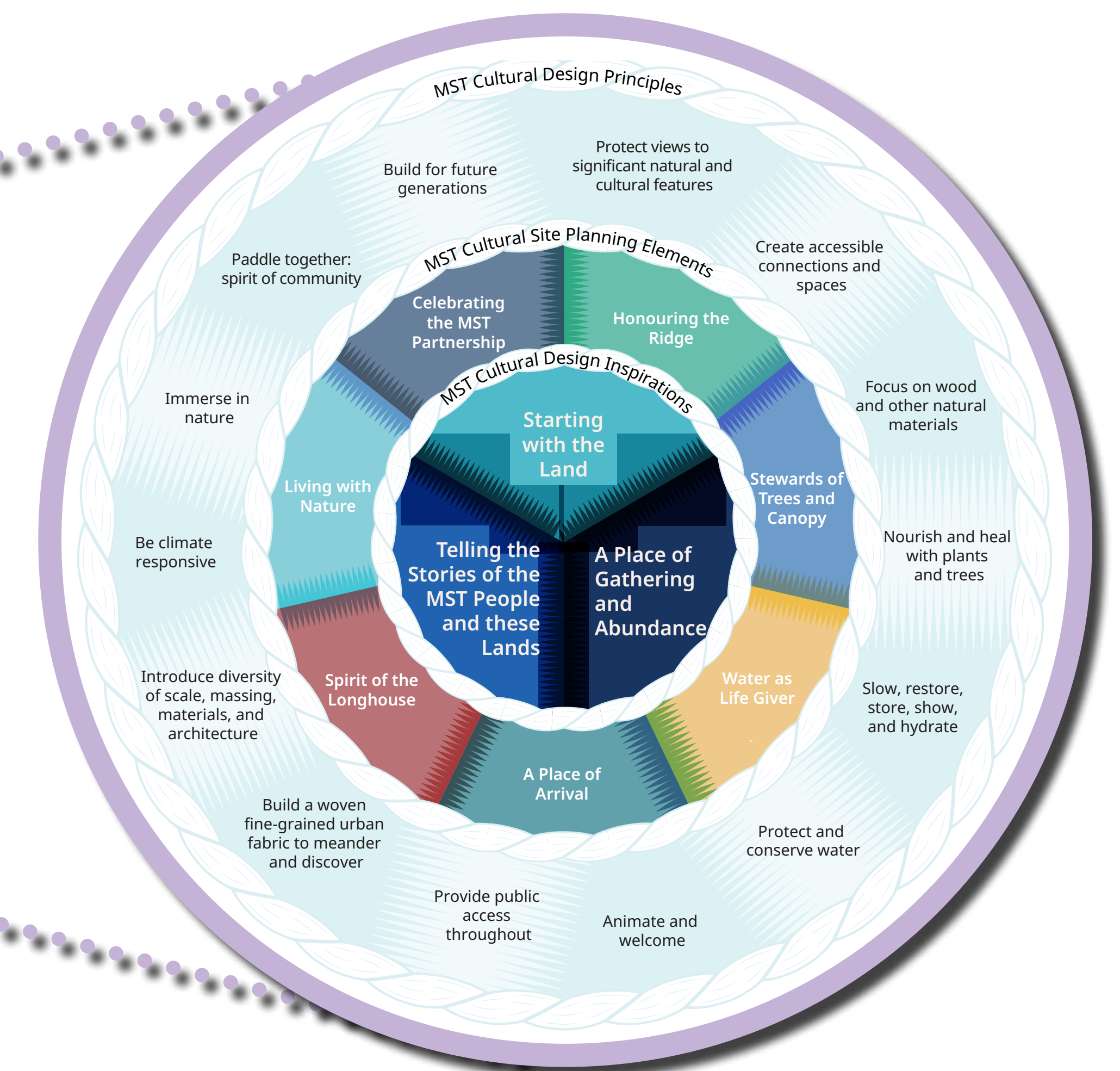
Emerging Ideas

Developed through public engagement and endorsed by Council



MST Cultural Whorl

Developed by landowners through engagement with Host Nations members



DRAFT GUIDING PRINCIPLES

The draft Guiding Principles were developed during Phase 2 of the planning program and are based on community feedback, City objectives and policies, the landowners' aspirations, and stakeholder priorities. In summer 2020, City staff sought feedback on them and updates were made to reflect the comments received.

The draft Guiding Principles were endorsed by City Council in June 2021. They will remain in draft form until the ʔəyalməxw/Iyálmexw/Jericho Lands Policy Statement is completed. This allows for further refinement as new information is learned and feedback received.

The final version of the Guiding Principles will be incorporated into the future policy statement and are intended to provide high-level direction for future development on the site.

1. Reflect and respect the past, present and future legacies of the Musqueam, Squamish and Tsleil-Waututh

The redevelopment of ʔəyalməxw/Iyálmexw/Jericho Lands is a generational opportunity to honour Musqueam, Squamish and Tsleil-Waututh heritage and to celebrate identity and culture. Indigenous values, including a deep connection to the land, and reconciliation will be embedded as founding principles in the design and expression of the lands. ʔəyalməxw/Iyálmexw/Jericho Lands will demonstrate excellence in city building as the site transforms to become a unique new neighbourhood within the city.

2. Respect the Land

ʔəyalməxw/Iyálmexw/Jericho Lands will become a global precedent for stewardship and sustainability. The site design will embrace unique existing features, like the ridge, significant trees, forested and habitat areas. Planning and design of the site will seek to enhance biodiversity, create ecological corridors, regenerate natural systems and incorporate watershed systems thinking to manage drainage and rainwater. Resilient site design will reduce the risks from climate change and impacts of sea level rise while allowing for adaptation over time.

3. Welcoming to All

All people will feel welcome on the ʔəyalməxw/Iyálmexw/Jericho Lands. Equity and inclusion will be key considerations throughout the planning of the Lands to ensure that Jericho is a diverse neighbourhood. Public spaces will be intergenerational and multicultural, supporting social connections and resilience as part of a healthy, thriving community. Pathways and routes through the site will be designed to be accessible to all. Indigenous culture will inspire the design and function of a robust network of public spaces ranging from naturalised parks and open spaces to urban plazas. Expression of Musqueam, Squamish and Tsleil-Waututh arts and culture will be tangible, with opportunities for creation, display and performance.

4. Cohesive Community

The ʔəyalməxw/Iyálmexw/Jericho Lands will be transformed to create a new neighbourhood heart within the broader West Point Grey community. Existing and future residents will benefit from new opportunities to live, work, play, learn, shop and create on the ʔəyalməxw/Iyálmexw/Jericho Lands. The Jericho Lands will be cohesively integrated through appropriate edge transitions, clear neighbourhood connections, and new retail areas to draw people to the site re-energizing nearby retail streets. New public amenities and facilities will become hubs of social connection and activity, reinforcing the role of the ʔəyalməxw/Iyálmexw/Jericho Lands within the neighbourhood and city.

5. Connect Within and Beyond

Access to and through the ʔəyalməxw/Iyálmexw/Jericho Lands will be enhanced by providing a variety of movement options connecting to the surrounding neighbourhood, parks, city and region. The unique terrain of the Lands will shape movement patterns, corridors and connections and build a network of accessible routes for walking, rolling and cycling. These networks will connect key destinations such as retail areas or public amenities within the site to transit and the surrounding neighbourhoods. Routes will be inviting, safe and designed to promote active modes. Site design will reduce car dependence and be adaptable to future innovative technologies by providing daily needs on-site, prioritizing walking, biking, and transit, implementing flexible parking strategies, and anticipating zero-emission vehicles.

6. A Place to Call Home

The ʔəyalməxw/Iyálmexw/Jericho Lands will provide new housing, with a range of options for households of different incomes, ages and mobility needs, from students to families to seniors, while creating opportunities for intergenerational living and learning. The neighbourhood will be designed to incorporate a variety of building types suitable for a diversity of households. Buildings will be designed to enhance social connections and community through the provision of common outdoor spaces such as rooftops or courtyards, and indoor amenities for building residents. Affordable housing options, including both social and secured rental housing will be provided. Residences will be designed to enhance wellness and inclusiveness, with spaces adaptable to needs that change over time.

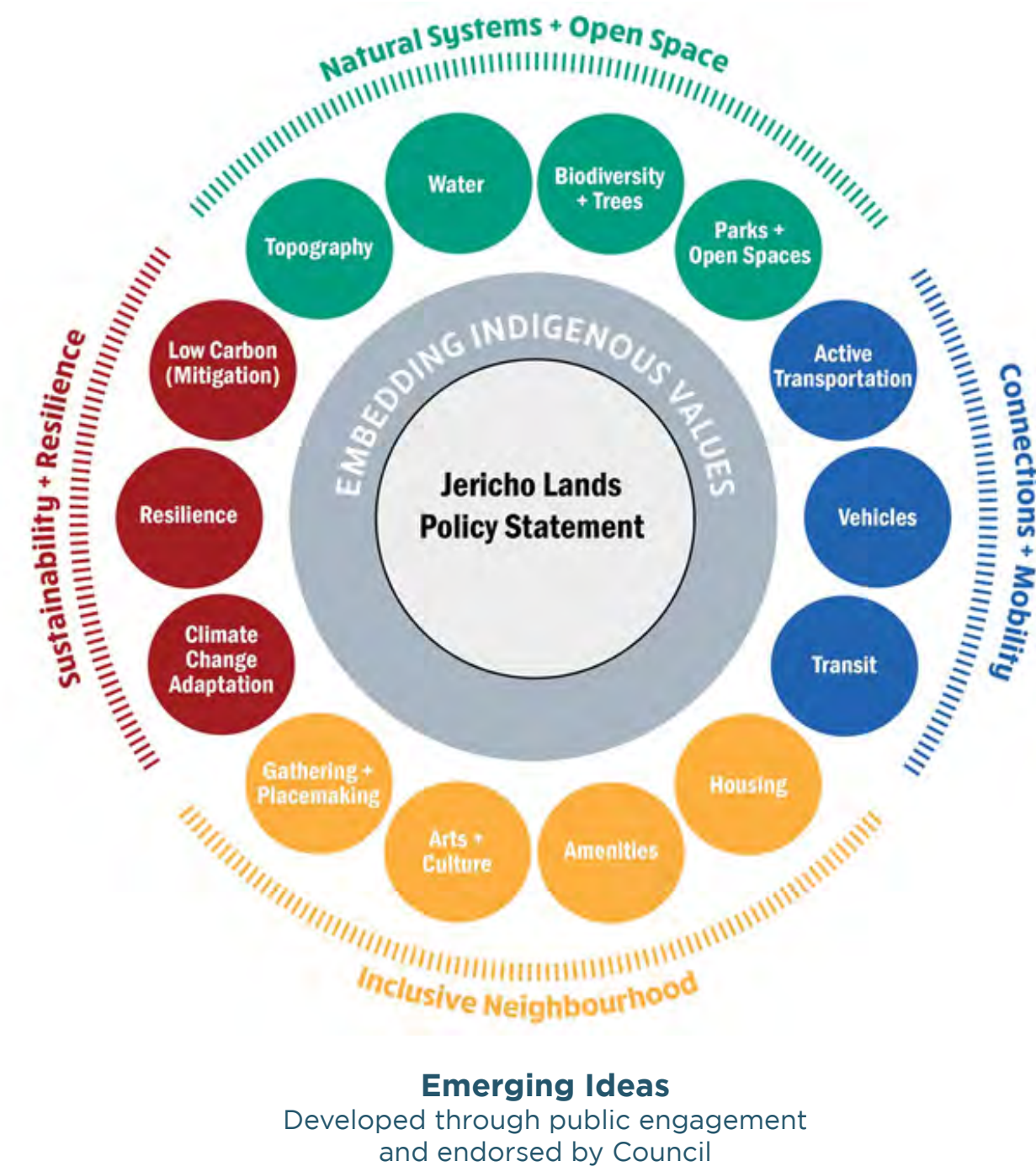
7. Design for the Future

The past, present, and future of ʔəyalməxw/Iyálmexw/Jericho Lands are an opportunity to create a place that evolves over time to meet the needs of generations to come. ʔəyalməxw/Iyálmexw/Jericho Lands is a long-term project that will be at the forefront of innovation and adaptation. The site will be designed for resiliency and adaptive to changes in climate, mobility and how we live, work and build. Innovative building methods and materials will form the foundation for a green and sustainable future. This low carbon community, embodying a passive approach that embraces the natural world, will mark the ʔəyalməxw/Iyálmexw/Jericho Lands as a visionary blend of ecological and urban systems.

EMERGING SITE PLANNING IDEAS

The Emerging Site Planning Ideas were developed based on community feedback we received during the first two stages of the planning process, stakeholder priorities, City objectives and policies, and the landowners’ aspirations. The Emerging Ideas look to the future of what ʔəyálməxw/Iyálməxw/Jericho Lands can become, while embedding Indigenous values to showcase the historic and cultural importance of these lands to the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations. The Emerging Ideas were developed to provide input into the development of a site concept for the lands.

This board summarizes the four Emerging Ideas themes. To review more detailed descriptions of the Ideas, visit shapeyourcity.ca/jericho-lands.



Natural Systems and Open Space

ʔəyálməxw/Iyálməxw/Jericho Lands is defined in part by the natural systems and features of the site, including their connections to a larger ecological network. These natural systems have the capacity to be ecologically significant at the site, neighbourhood and city scales.

For the MST Nations, natural systems lie at the centre of everything. Stewarding this land for all future generations is of utmost importance. The health of people is interconnected with the environment we all inhabit, and we need to enable a healthy natural world. ʔəyálməxw/Iyálməxw/Jericho Lands is a culturally and ecologically significant place of abundance: of biodiversity, trees, topography, water, and green spaces.

- **Start with the land**
- **Recognize the ridge**
- **Frame significant views**
- **Celebrate rainwater**
- **Enhance biodiversity and ecological connections**
- **Connect parks and open spaces**



Inclusive Neighbourhood

For thousands of years, ʔəyálməxw/Iyálməxw/Jericho Lands was part of the lands and waters on which the MST Nations hunted, gathered, and followed their cultural customs. ʔəyálməxw/Iyálməxw was an important village located close to Jericho Beach. It was connected to other villages and campsites by a network of trails radiating across MST territories.

A large site in a rapidly growing region, ʔəyálməxw/Iyálməxw/Jericho Lands offers the opportunity to create a vibrant new neighbourhood that is welcoming and inclusive. This includes thinking about housing diversity, neighbourhood serving amenities and commercial areas, and the public realm.

- **Diverse housing choices**
- **Design a new neighbourhood with distinct districts**
- **Neighbourhood transitions**
- **Create a destination for culture, jobs and shopping**
- **Provide amenities to support the neighbourhood**
- **Neighbourhood spaces to foster health and well-being**
- **A unique and vibrant public realm**
- **Recognise land as a limited resource**



Connections and Mobility

ʔəyálməxw/Iyálməxw/Jericho Lands is connected to the broader city and region through existing bus transit connections, roadways, and a limited number of site access and connections to the surrounding neighbourhood. The eastern (former Garrison) portion of the site is not welcoming to the public, and although the western portion is well used with trails through the lands, there are limited access points for vehicles.

Interconnectivity of ʔəyálməxw/Iyálməxw/Jericho Lands, both to and from its surroundings and within the site, is culturally significant to the MST Nations

Historically, the site was a gathering point both for those arriving by the sea, and from other villages and communities through an extensive trail network radiating across their territories. The area around Jericho Beach offered an ideal landing place for canoes and water-based mobility. Strong connections between the sea to land and the ridge beyond is culturally important.

Planning and design for ʔəyálməxw/Iyálməxw/Jericho Lands includes consideration of connections and mobility that include active transportation, transit, vehicles, and increased access along the West 4th Avenue site edge.

- **Design to be welcoming and inclusive**
- **Prioritise walking, rolling and cycling**
- **Encourage transit use through site design**
- **Enhance neighbourhood connections**
- **Re-imagine West 4th Avenue**
- **Design the site to be car-light**



Sustainability and Resilience

Large sites like ʔəyálməxw/Iyálməxw/Jericho Lands offer an opportunity to achieve a high standard of sustainability, to address climate change, and to consider ways to design a future new neighbourhood that is resilient and sustainable over the long-term.

- **Plan for a low carbon neighbourhood**
- **Design with climate change in mind**
- **Define a place that is resilient and adaptable**
- **Amplify reconciliation and long-term prosperity**

PREVIOUS DRAFT SITE CONCEPTS (PHASE 3)

In October 2021, the ʔəyálməxw / l'yálməxw / Jericho Lands planning program introduced two conceptual site plan options - ɓáqəṣ / sp'ákw'us / eagle and ɓən / tahím t'l'a úxwumixw-chet / weave. These concepts were developed by the landowners and their design team in collaboration with the MST Cultural Liaisons and in consultation with City staff.

Both of the concepts were consistent in the amount of proposed density, parks and open space, number of residential units, and community amenities.

Key Statistics

- ✓ **Density:**
 - 2.5 FSR (Gross)
 - Approx. **10,000,000 sq. ft.**
 - Residential Floor Area: Approx. **9,000,000 sq. ft.**
 - Non-residential Floor Area: Approx. **1,000,000 sq. ft.**
- ✓ **Building Heights:**
 - 2 to 38-stories
- ✓ **Housing:**
 - Approx. 9,000 housing units
- ✓ New parks and open space network, including **at least 20 acres of park.**

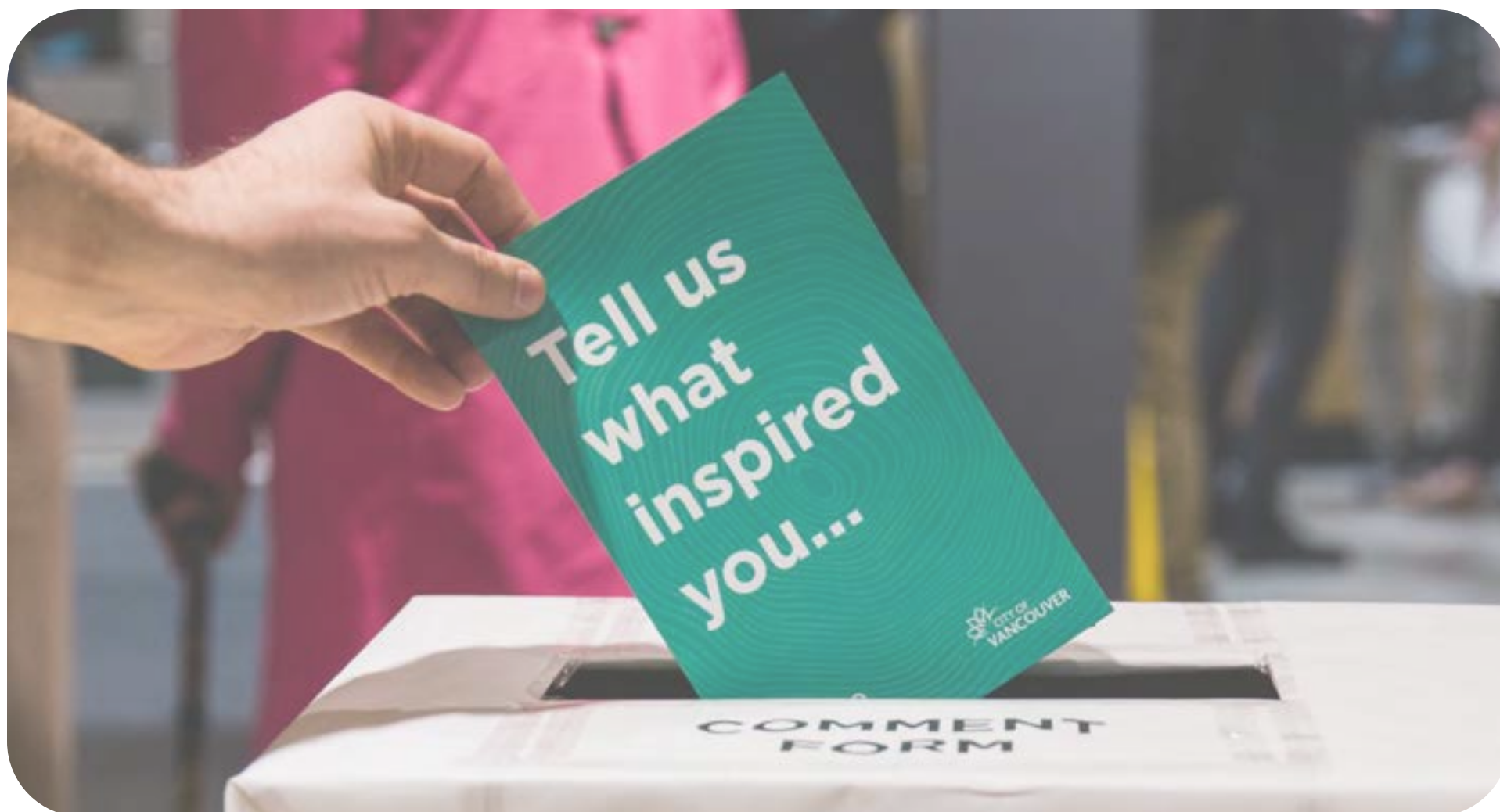
ɓáqəṣ - sp'ákw'us - eagle



ɓən / tahím t'l'a úxwumixw-chet / weave



PHASE 3 ENGAGEMENT



Read the Phase 3 engagement summary [here](#).

What We Heard

Overall, survey respondents preferred p'aqəs/sp'ákw'us/eagle over Łən/tahím tl'a úxwumixw-chet/weave.

Preferred elements of p̄aḡəs/sp'ákw'us/eagle

- Strong support for 'Diagonal' connection for walking, biking and rolling through site.
- Preference for the connectivity and layout of the parks and open spaces.
- Preferred building setbacks, particularly along Highbury Street.

Preferred elements of ꠘꠞꠟ / tahím tl'a úxwumixw-chet / weave

- Support for community 'Hearts' in various sizes that build a sense of community for new residents
- Preference for the connection to Jericho Beach Park.
- Preference for lower podium heights.

MST Engagement

In parallel to the City's engagement activities, the landowners have engaged with Host Nations community members, in order to further embed Indigenous values and knowledge into the planning process.

The feedback from this engagement led to the development of the MST Cultural Whorl, which is foundational to the features of the revised site concept plan.

Building Types and Heights



- General concern over the proposed building heights and density
- Desire for the Jericho Lands to fit within the existing neighbourhood context.
- Concern over height and location of the 'Sentinel' buildings.
- Desire for buildings to respond to site's topography.
- A desire to see climate resilient design, and sustainable building methods and materials.

Parks, Open Space and Connectivity



- Support for the location and variety of the parks and open spaces in both concepts.
- Parks and open spaces were generally thought to provide good connectivity within the site, and to the surrounding neighbourhood.

Community Amenities, Services and Housing



- Strong support for central location of community centre in both concepts.
- Interest in seeing a school on site to serve future families with children.
- Desire for more affordable and social housing, middle-income housing, as well as housing for students and seniors.
- Desire to see healthcare and emergency services on site.
- Desire to see a wide range of sport and recreation amenities on the site.
- Support for small-scale retail and patios.

Transportation



- Support for a walking, cycling and rolling friendly site, with a car-light approach.
- Preference for no north-south vehicle access across the site.
- Desire for pedestrians and cyclists to have separated and safe travel experiences.
- Concerns that the topography of the site is a challenge for walking, biking and rolling.
- Concerns about the traffic impact in the surrounding neighbourhood as a result of redevelopment.



ENGAGEMENT TO DATE: HIGHLIGHTS

Since the launch of the ʔə́yalməxw/lyálməxw/Jericho Lands planning program in March 2019 until the end of Phase 3.5 in April 2023, the City has co-hosted over 30 unique public engagement opportunities. These have included:

Open Houses and Kick-Off Events



+1,170 attendees at open houses, remote office hours, and kick-off events.

▶ **1,618 online views** of these events to date.

Engagement at Community Events



+1,000 people engaged with in-person at community events.

Survey Responses



2,130 total responses to eight separate surveys

Stakeholder Meetings



+530 participants at stakeholder meetings and presentations.

In-person and Online Workshops



+445 participants at a total of twelve workshops and design sessions.

▶ **486 online views** of the recorded session to date.

Jericho Lands Email Notification List



+1,500 people signed up to receive project notifications to date.

Inspire Jericho Talks



+700 participants attended the five talks

▶ **+3,500 online views** of the talks to date.

Community Newsletters



3x ~12,000 copies distributed to West Point Grey and Kitsilano residents, and Host Nation members.



Photo credit: Bob Mattheson / IBI Group

SCHOOLS

ᑲᓐᓐᓐᓐᓐᓐ/ᓐᓐᓐᓐᓐᓐ/Jericho Lands are situated within the catchment areas of Queen Mary Elementary and Lord Byng Secondary. Bayview Elementary, Jules Quesnel Elementary, and Queen Elizabeth Elementary are also in close proximity to the site.

City staff have been working with the Vancouver School Board (VSB) to determine potential future public school needs in the area, based on a variety of factors, including anticipated capacity at existing school facilities and estimated population growth on ᑲᓐᓐᓐᓐᓐᓐ/ᓐᓐᓐᓐᓐᓐ/Jericho Lands. City staff will continue to work together with the VSB to refine and monitor school needs as the project progresses.

?

Will there be a new school?

It is anticipated a new elementary school for **approximately 300 to 550 students** will be required on the site.

Elementary Schools

It is anticipated that a new VSB elementary school with space for approximately 300 to 550 students will be required on the site to accommodate potential future student needs. The timing and delivery of an elementary school has yet to be determined; however, it is anticipated that there will be sufficient capacity in the existing nearby school facilities to accommodate students in the short- to medium-term.

Secondary Schools

Secondary school enrolment in the area will be monitored; based on the information available at this time, it appears that secondary students can be accommodated at existing school facilities.

West Point Grey Academy

West Point Grey Academy (WPGA) is an independent co-educational school located on the Jericho Hill (western) portion of ᑲᓐᓐᓐᓐᓐᓐ/ᓐᓐᓐᓐᓐᓐ/Jericho Lands. WPGA currently has a lease/use agreement with MST Development Corporation (MST DC) to operate the school on the site.

City staff support the inclusion of WPGA on the future ᑲᓐᓐᓐᓐᓐᓐ/ᓐᓐᓐᓐᓐᓐ/Jericho Lands redevelopment, however, any future home on the site will be subject to an agreement between the landowners (the Host Nations) and the school, and will need to consider the school's outdoor space requirement in addition to public open space needs.

Existing Area Schools



Legend

- VSB Elementary Schools
- VSB Secondary Schools
- Independent Schools



What's Next?

Your feedback on the revised site concept plan will be used to make refinements and inform the development of a preferred concept and emerging policies. These will be presented to the public in the next phase of the planning program and you'll have the chance to provide your input, which will help shape the draft Policy Statement.

Planning Program Timeline

Spring / Summer 2019

Phase 1: Information Gathering

Fall / Winter 2020

Phase 2: Confirm draft Guiding Principles and Emerging Ideas

Fall / Winter 2021

Phase 3: Site Concept Development

Spring 2023

Phase 3.5: Process Update and Inspire Jericho Talk

Summer 2023

Phase 4: Revised Site Concept Plan

Fall 2023

Phase 5: Preferred Site Concept and Emerging Policies

End of 2023

Phase 5: Draft Policy Statement for City Council Consideration



Opportunities for input

Welcome ʔəṁi ce:p kwətxwɪləm iy chap tl'iknúmut

The materials on the following pages have been developed and are shared by a partnership of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliwətał (Tsleil-Waututh) Nations and Canada Lands Company (CLC): MST-CLC.

MST-CLC are proud to share information about our revised site concept for ʔəyálməxʷ/Iyálmexw/Jericho Lands.

You'll find information about:

- The cultural significance of ʔəyálməxʷ/Iyálmexw/Jericho Lands
- How the stories, ideas, wisdom and aspirations of MST Knowledge Keepers, Elders and communities have come together in the MST Cultural Whorl to inform what we are proposing for ʔəyálməxʷ/Iyálmexw/Jericho Lands
- The features and benefits of what we are proposing as the new neighbourhood at ʔəyálməxʷ/Iyálmexw/Jericho Lands



A Historic Partnership

WORKING TOGETHER

MST-CLC entered into a historic joint venture in 2014. Together, we are working on the redevelopment of two significant parcels of land in Vancouver to bring new opportunities to these lands.

In 2022, our rezoning application for the 21-acre Heather Lands received unanimous approval from Vancouver City Council.

Together, we own 52 acres at ʔəyálməxʷ/Iyálmexw/Jericho Lands, with the MST Nations solely owning the other 38 acres. MST-CLC are working together to set out a comprehensive plan for the full 90 acres.



Heather Lands



ʔəyálməxʷ/Iyálmexw/Jericho Lands

ʔəyálməxʷ/Iyálmexw

INSPIRE JERICO



A Historic Partnership



x^wməθk^wəyəm (Musqueam)

“ʔəyalməx^w/Iyálmexw/Jericho Lands is a unique opportunity for Musqueam, Squamish, Tsleil-Waututh and Canada Lands Company. For the nations, not only are we taking our rightful place as landowners and economic leaders, but we will be showcasing our culture like never before. For CLC, it has been a chance to demonstrate their commitment to the future of our communities in a sustainable and meaningful way.”

yəx^wyax^wələq, Chief Wayne Sparrow,
x^wməθk^wəyəm (Musqueam)



səlilwətał (Tsleil-Waututh)

“In returning our culture to these lands, we honour our ancestors and Elders who taught us our traditions and stories. The efforts we make today, together with our relatives Squamish and Musqueam, are not only for the benefit of current generations, but also for the next seven generations—for the cultural and financial sustainability of our people.”

Chief Jen Thomas, səlilwətał (Tsleil-Waututh)



Sḵwḵwú7mesh (Squamish)

“We are proud of our culture and look forward to sharing our way of life and worldview with all who will live in and visit this incredible future neighbourhood. With ʔəyalməx^w/Iyálmexw and other projects made possible by our Nations working together, we are creating modern Indigenous communities where all will be welcome.”

Sxwíxwtn-Wilson Williams, Spokesperson and General Councillor, Sḵwḵwú7mesh (Squamish)



Canada Lands Company

“Canada Lands Company recognizes the importance of ʔəyalməx^w/Iyálmexw/Jericho Lands to our MST Nations partners and supports their long-term goals for the lands. CLC shares the aspirations for these lands to become a beautiful and culturally rich community that brings benefits to the MST Nations, the city and the broader region by advancing sustainability and affordability in a neighbourhood welcoming to everyone. Through this process, our team has been privileged to learn more about the Nations’ cultures and to support reconciliation through our work together.”

Stéphan Déry, President and CEO, Canada Lands Company



Tidal flats of Jericho Beach taken in 1890 by Bailey Brothers.
Image courtesy of City of Vancouver Archives: Be P41.

Cultural Significance of ʔəyálməxʷ/Iyálmexw (Jericho Lands)

When we think of the area we call ʔəyálməxʷ¹/Iyálmexw² (now called Jericho), it reminds us of our deep connections to these territories, our relations, and our responsibilities to both. These places are essential reminders of who we are and where we come from.

ʔəyálməxʷ/Iyálmexw is part of an interconnected network of cultural sites that exist throughout xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) territories. For thousands of years, these have been the lands and waters on which we have resided, worked, and followed our cultural customs. These territories offered our ancestors a life of abundance with smelt, coho and chum from the creeks and sea, and deer and elk from the uplands. It was a place to gather materials for homes and our families. Today, these lands offer us, the descendants of those original peoples, a new form of abundance.

ʔəyálməxʷ/Iyálmexw was connected to other villages and campsites by a network of trails radiating across our territories. In our oral history, it was from there that an ancestor to many Musqueam, Squamish, and Tsleil-Waututh families named qiyəplenəxʷ / ƛiyapelánexw was one of the warriors who gathered to defend against northern people who would raid our various communities. It was also a site of many large communal cedar plank longhouses that measured hundreds of feet in length, including one owned by Shenáwtsut (Jericho Charlie). Here, thousands of guests from the Fraser Valley, Vancouver Island, up the coast, and Puget Sound would be hosted at gatherings organized by the residents of ʔəyálməxʷ/Iyálmexw.

The redevelopment of the Jericho Lands is a generational opportunity for us to reaffirm these relationships—to honour our heritage, to rebuild our communities, and to celebrate our unique identity. This building of a new ʔəyálməxʷ/Iyálmexw (Jericho) is to remind ourselves, and educate all local residents, about the essential connections between our three Nations, and our ongoing connection to these places we have called home for so many generations.

¹ ʔəyálməxʷ is the place name in the hə́ŋqəmiŋəm language spoken by the Musqueam and Tsleil-Waututh peoples

² Iyálmexw is the place name in the Skwxwú7mesh language spoken by the Squamish people

ʔəyálməxʷ/Iyálmexw

INSPIRE JERICHO



Weaving MST Culture at ʔəyálməxʷ/Iyálmexw

ʔəyálməxʷ/Iyálmexw/Jericho Lands is an Indigenous-led development project within the City of Vancouver, a designated City of Reconciliation, being planned in partnership with CLC. It is fundamentally important that this planning process has been led by MST-CLC and is informed by traditional Indigenous practices and worldviews that consider not just today or tomorrow, but seven generations into the future.

We welcome this opportunity to reintroduce MST culture to ʔəyálməxʷ/Iyálmexw/Jericho Lands, and to weave this important village site back into the fabric of the region.

We are a welcoming people, and we look forward to inviting everyone to enjoy this place with us.

DESIGN AND PLANNING INSPIRED BY TRADITIONAL PRACTICES: THE SPINDLE WHORL

The spindle whorl is a tool historically used by Coast Salish people to weave wool from animals such as Salish woolly dogs and mountain goats to keep our people warm. The use of the whorl allows a tight knit weave and intricate detailed pattern designs.

In the same way, the MST Cultural Whorl takes input we have heard from our people and weaves it into a pattern of interconnected cultural design inspirations, cultural site planning elements and cultural design principles that will blanket ʔəyálməxʷ/Iyálmexw/Jericho Lands with MST culture.



Selesia, a Musqueam woman, spinning yarn.

Photo: Charles F. Newcombe, December 5, 1915. Direct duplicate negative. PN 83 – Royal BC Museum/ BC Archives.

MST Cultural Whorl

Knowledge, stories and input shared by MST Nations' Community Members since 2019 have informed the MST Cultural Whorl.

In the centre, there are three Cultural Design Inspirations that provide the foundation for planning the new community. In the middle layer, seven Cultural Site Planning Elements expand on the Inspirations. Finally, the outer layer describes 14 Cultural Design Principles which speak to how MST culture will be imprinted in the planning and design of the future neighbourhood at ʔəyalməxʷ/Iyálmexw/Jericho Lands.

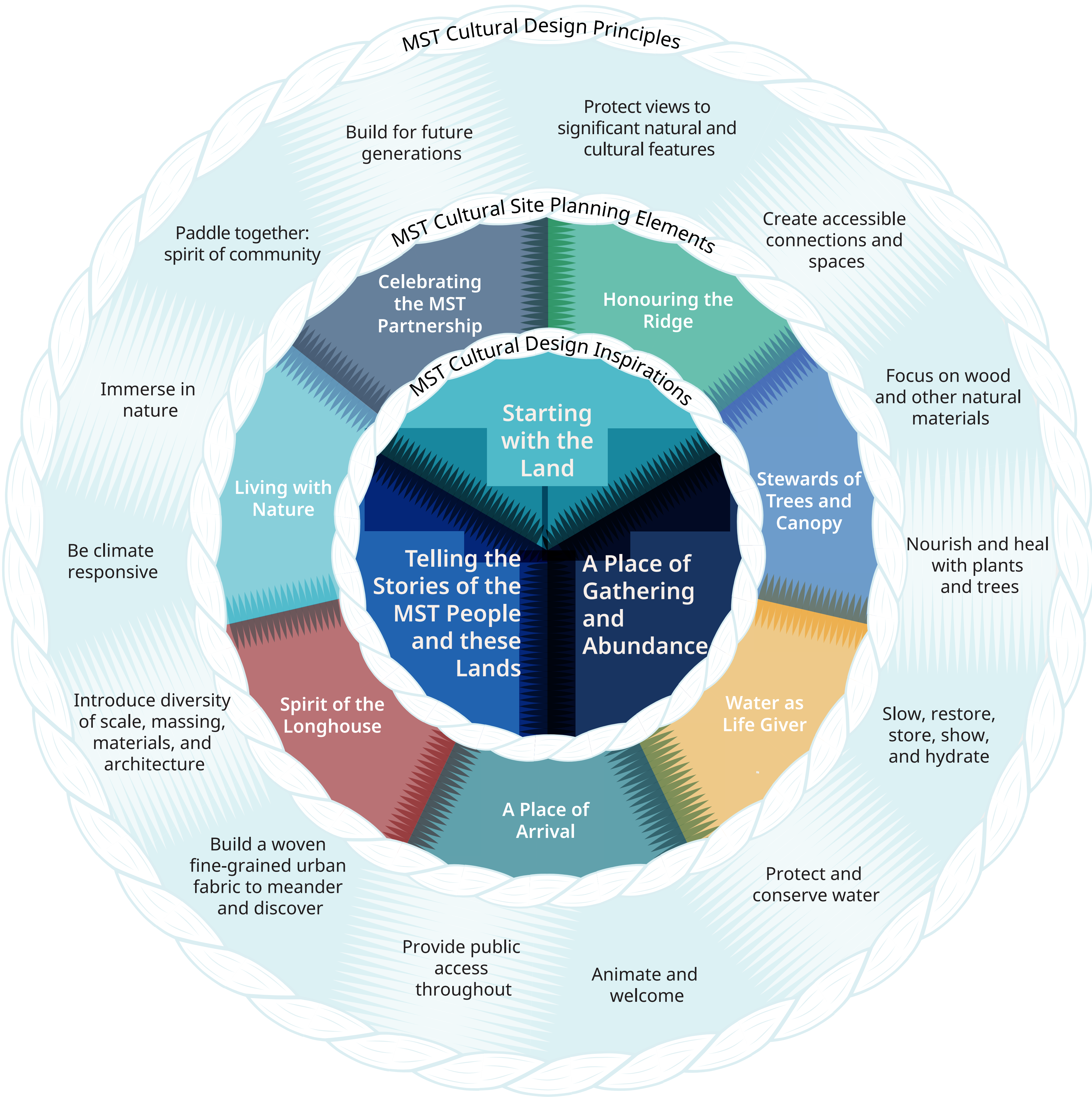
Like the wool spun with a spindle whorl, many of these Inspirations, Planning Elements and Design Principles are interconnected and overlap.

The MST Cultural Whorl is foundational to the features of the revised site concept for ʔəyalməxʷ/Iyálmexw/Jericho Lands that you will see in these materials.

“

The three Cultural Design Inspirations are the inner layer that keep us twined together the strongest. The three also represents Musqueam, Squamish and Tsleil-Waututh. There are seven Cultural Site Planning Elements—seven is also a very important number within our Indigenous worldviews. What we do today will affect the next seven generations. What we do today is not going to benefit us now. We're planning for our great-great-great-grandchildren, our kids and our nieces and nephews. That's who we're planning for. And so that has always kept us grounded in the work that we do.”

- Whonoak-Dennis Thomas, Cultural Liaison, səliłwətał (Tsleil-Waututh)



About the Revised Site Concept for ʔəyálməxʷ/Iyálmexw/Jericho Lands

ʔəyálməxʷ/Iyálmexw means “a good land” in the languages spoken by the Musqueam, Squamish and Tsleil-Waututh Nations. In breaking down the fences that cut a lot of these lands off from the public, MST-CLC aspire to share this land and to contribute solutions to the current housing crisis.

Following the release of two conceptual site plan options in fall 2021, MST leadership asked the project team to review whether ʔəyálməxʷ/Iyálmexw/Jericho Lands could provide additional housing and affordability, greater inclusivity and open spaces, additional employment and training opportunities, and a deeper recognition of the cultural importance of the site.

The revised site concept MST-CLC are sharing reflects the results of that work, including the benefits of additional housing, parks and open space, and community amenities that a significant leasehold, transit-oriented site like ʔəyálməxʷ/Iyálmexw/Jericho Lands can provide.

These materials are organized by the Cultural Site Planning Elements of the MST Cultural Whorl and provide details about the revised site concept.



An artists' rendering of the future neighbourhood at ʔəyálməxʷ/Iyálmexw/Jericho Lands – final design of buildings, parks and open spaces to be determined in future phases of the planning process following the Policy Statement.

Living with Nature

The trees, water, and mountains have taken care of our people for thousands of years. Reciprocity and regenerative ecology—where the land is replenished after it is harvested or disturbed—is a part of our Indigenous laws. We are generational thinkers and we are connected to the land.

Nature has always been held in a place of honour, and will continue to be at ʔəyalməxʷ/Iyálmexw/Jericho Lands.



Examples of input provided by MST Nations' Community Members

“

How rich the land was is something we want celebrated and brought forward again in a bit more of a modern sense. Living in Vancouver, the world is at your front door. You've got the big city, YVR, everything is accessible through your front door. But you go out your back door and you look, and that's mother nature, your roots where you were connected to. And that's just something we want celebrated as MST in our cultural design elements.”

- Ts'kanchtn-Calvin Charlie-Dawson, Cultural Liaison, Skwxwú7mesh (Squamish)

ʔəyalməxʷ/Iyálmexw

INSPIRE JERICHO



Living with Nature

FEATURES OF REVISED SITE CONCEPT

Our people lived with nature—at ʔəyálməxʷ/Iyálmexw, we used the sun and wind as part of our livelihoods, to dry fish and pelts. We prioritize being in nature as restorative to our bodies and minds.

Immerse in nature

- Approximately 20 acres of the 90-acre site is proposed as park space, with an additional approximately 10 acres of open space including sports fields, playgrounds, and natural and forested areas
- Spaces would be designed to enable people to be immersed in the natural world and the seasons, including seeing, hearing, smelling and touching water
- Water, forest, wetland, and meadow would be embedded throughout the neighbourhood
- Walking and bike paths through ʔəyálməxʷ/Iyálmexw would include places to pause and enjoy nature along the way

Be climate responsive

- The orientation of buildings would take advantage of the sun and wind for heating and cooling
- The buildings on the site would be low carbon, with 45-60% made out of wood



ʔəyálməxʷ/Iyálmexw

INSPIRE JERICO





Living with Nature

PARKS AND OPEN SPACE



Legend

-  **Parks: Approximately 20 acres**
-  **Open space**
-  **Public space**
-  **Rainwater management**
-  **Potential future transit station**
-  **Retained existing trees**
-  **Proposed trees**
-  **Site boundary**

Notes: Final areas are subject to change. Water shown on the site plan would be seasonal.



Examples of active uses



Examples of passive uses



Դպրական/Ինքնուրույն

INSPIRE JERICO



Water as Life Giver

Water is more than just water. It is sacred, giving life in many ways and forms. Our origin stories are carried through water, and it is part of our cultural ceremonies. We are taught to bathe, bless, and work with water. It heals, cleanses, and rejuvenates us.

Water is how we travelled and built kinship. It is home to orca, birds, and the sea creatures we eat. We must protect it.

ʔəyalməxʷ/Iyálmexw/Jericho Lands will be a place where our people can see, hear, smell, and touch water.



Examples of input provided by MST Nations' Community Members

“

This development will make opportunities to reveal all of these waters, whether it's ponds, or fountains, whether it's just healing yourself or mindfulness. Water is central in all of our origin stories. All the stories that we tell, water is a central part of this. It's where we come for welcome, and it's where we arrive. It tells a lot of our history.”

- Hunas-William George Thomas, Cultural Liaison, səliwətał (Tsleil-Waututh)

Water as Life Giver

FEATURES OF REVISED SITE CONCEPT

The redevelopment of ʔəyalməxʷ/Iyálmexw/Jericho Lands provides an opportunity to highlight and honour the MST Nations' connection to water as the source of life.

Slow, restore, store, show and hydrate

- Care has been taken to identify and revitalize the historic seasonal flow of water through the site from the high points of the Ridge, down to the edge of the site along West 4th Avenue
- The MST Nations' relationship to water would be honoured through sights and sounds—seasonal ponds and streams
- Water would provide places of tranquility and celebrate MST's maritime history, its traditions of canoe races, journeys, and kinship relationships through boat launches

Protect and conserve water

- Water would be conserved through building design and capturing and recycling rainwater, and water quality protected through the use of native plant species

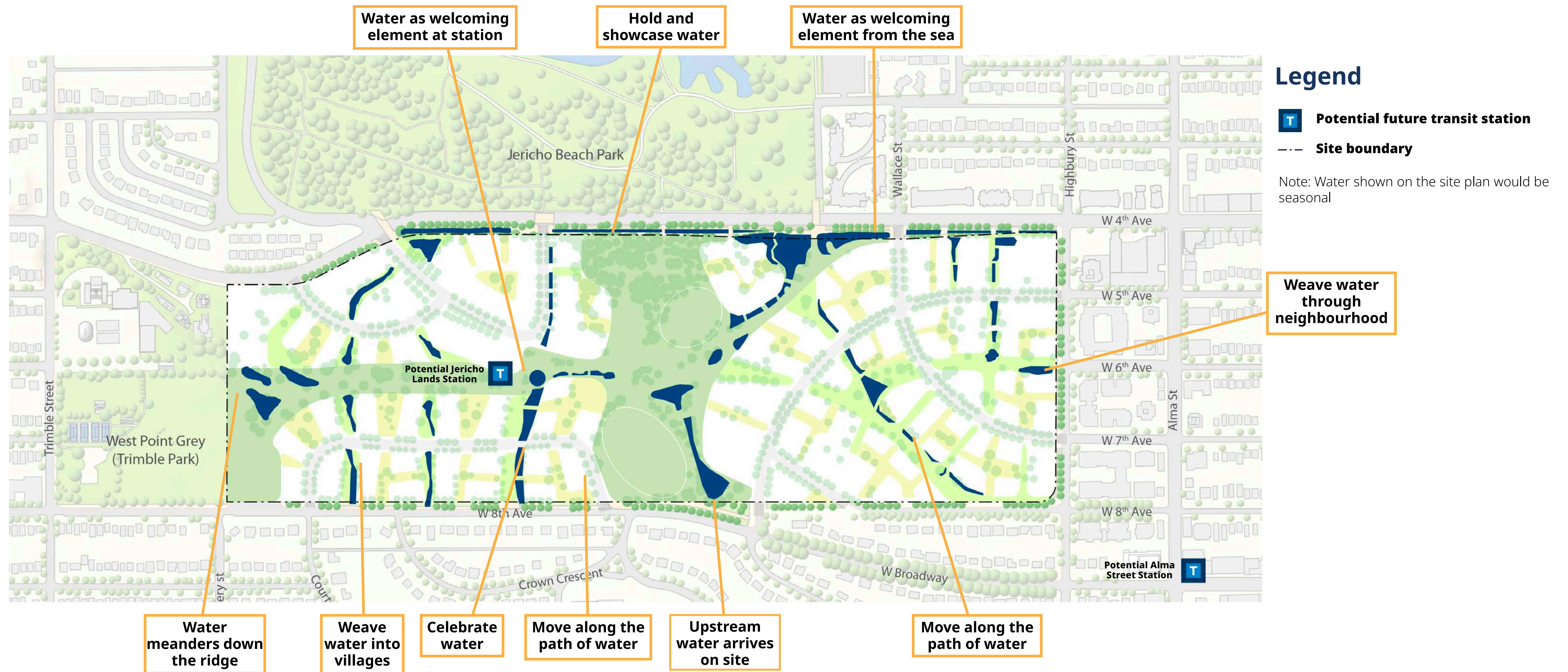


ʔəyalməxʷ/Iyálmexw

INSPIRE JERICO



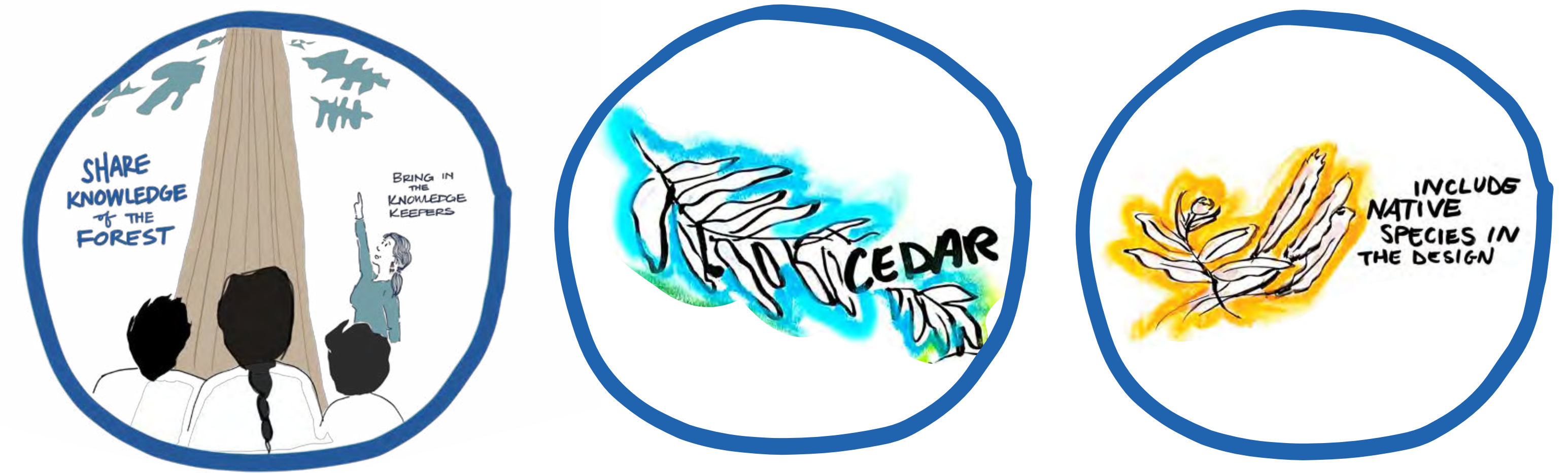
Water as Life Giver



Stewards of Trees and Canopy

Important parts of our culture are rooted in trees. We use cedar and other traditional trees for canoes, longhouses, welcome figures, clothing, baskets, medicines, artwork, and ceremony. Trees also provide homes to other creatures, our relations.

Significant trees and other plants will be protected and restored at ʔəyalməxʷ/Iyálmexw/Jericho Lands.



Examples of input provided by MST Nations' Community Members

“

Many of the trees that still stand on ʔəyalməxʷ/Iyálmexw today and stand all over Vancouver have stood on ʔəyalməxʷ/Iyálmexw for many generations and have watched many of our generations go over the past several hundred years. Preservation of the trees and the canopy or the celebration of new life with new trees and new canopies is a big factor in what we want prioritized in the building of ʔəyalməxʷ/Iyálmexw.”

- Ts'kanchtn-Calvin Charlie-Dawson, Cultural Liaison, Skwxwú7mesh (Squamish)

Stewards of Trees and Canopy

FEATURES OF REVISED SITE CONCEPT

Cedar is the tree of life for the MST Nations. We look to be stewards of these lands, not just right now, but looking ahead to the next seven generations to come.

Focus on wood and other natural materials

- 45–60% of the buildings would be made from wood
- Cedar and other trees would be used for building, carving, weaving, and other traditional practices that introduce and restore the relationship to MST culture

Nourish and heal with plants and trees

- About 75% of an existing four-acre forest in the middle of the site would be retained, enhanced and managed with native species
- Generous and connected soil volumes would allow for healthy and large trees on the site
- Knowledge about traditional foods and medicines, including plants to feed and heal people, would be shared
- Access to traditional foods and medicines would be provided through shared gardens

See the Parks and Open Space plan on board 10 for information about retained existing trees and proposed new trees.



Stewards of Trees and Canopy

ECOLOGICAL ZONES

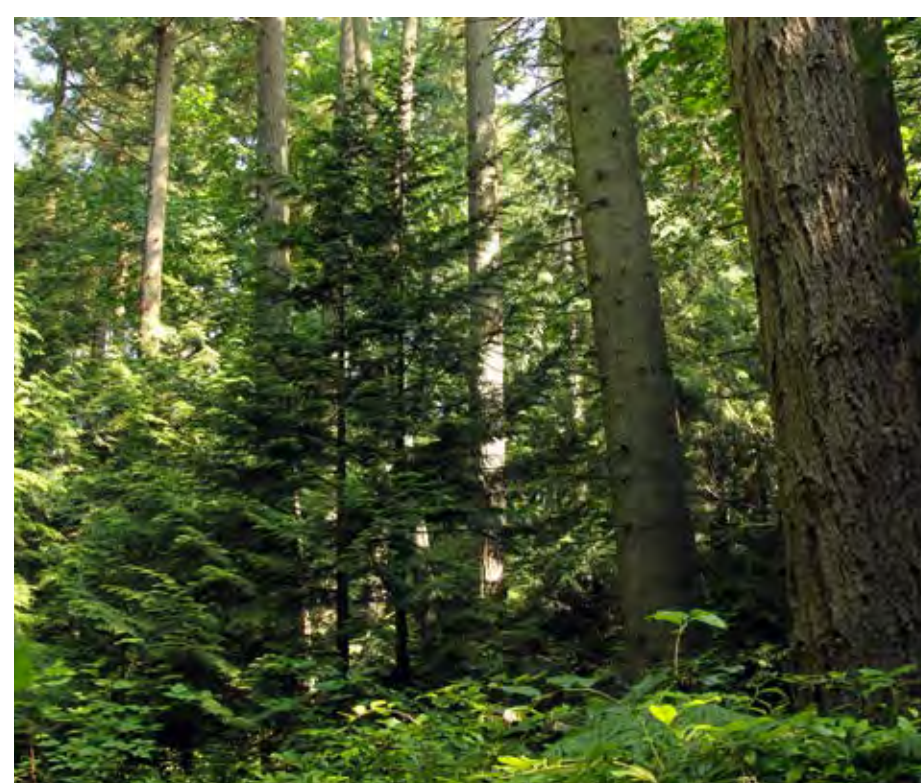
The existing forest and patches of trees at ʔəyalməxʷ/Iyálmexw/Jericho Lands would be enhanced with culturally meaningful trees, shrubs and groundcovers to create more diverse and robust ecologies across the site.

Recognizing the importance of plant communities and plant inter-relationships, the planting plan would be determined based on many factors, including adjacent uses, soil, water, sun, slope, aspect and cultural usage.

The following ecological zones would inform neighbourhood character and spirit of place across ʔəyalməxʷ/Iyálmexw/Jericho Lands.



Redcedar forest



Pine forest



Deciduous forest



Meadow/shrubland



Wetland/wet meadow



Riparian

ʔəyalməxʷ/Iyálmexw

INSPIRE JERICO

Trees

- Western Redcedar, *Thuja plicata* – ɣápaʔay/ɣpeyəp
- Douglas Fir, *Pseudotsuga menziesii* – ch'shaʔ/ćseʔəp
- Red Alder, *Alnus rubra* – tsɣálem/kwelúlay

Shrubs

- Vine Maple, *Acer circinatum* – t'ekt'káy/sicəp
- Salmonberry, *Rubus spectabilis* – yetwánaʔ/lileʔəp
- Red Huckleberry, *Vaccinium parvifolium* – skw'ekwchsáʔ/skʷəqʷcəsəp
- Wild Plum, *Oemleria cerasiformis* – smelhɣweláʔ/mətxʷələp
- Dull Oregon-Grape, *Mahonia aquifolium* – séliyaʔ/lələcʔəp
- Beaked Hazelnut, *Corylus cornuta* – k'p'aɣw/st'θicəməp

Groundcovers

- Kinnikinnick, *Arctostaphylos uva-ursi* – tl'íkw'enaʔ/łíkʷəhəp
- Salal, *Gaultheria shallon* – t'ákaʔáʔ/t'eqeʔəp
- Sword Fern, *Polystichum munitum* – sθxeləh/sθxeləm
- Licorice Fern, *Polypodium glycyrrhiza* – tl'asíp/łsip
- Devil's Club, *Oplopanax horridus* – ch'átyaʔ/qʷaʔəp
- Chocolate Lily, *Fritillaria affinis* – lhásem/słələqʷ
- Stinging Nettle, *Urtica dioica* – ts'exts'ix/t'θəxt'θəx
- Wapato, *Sagittaria latifolia* – wápatu/xʷəqʷu:l's

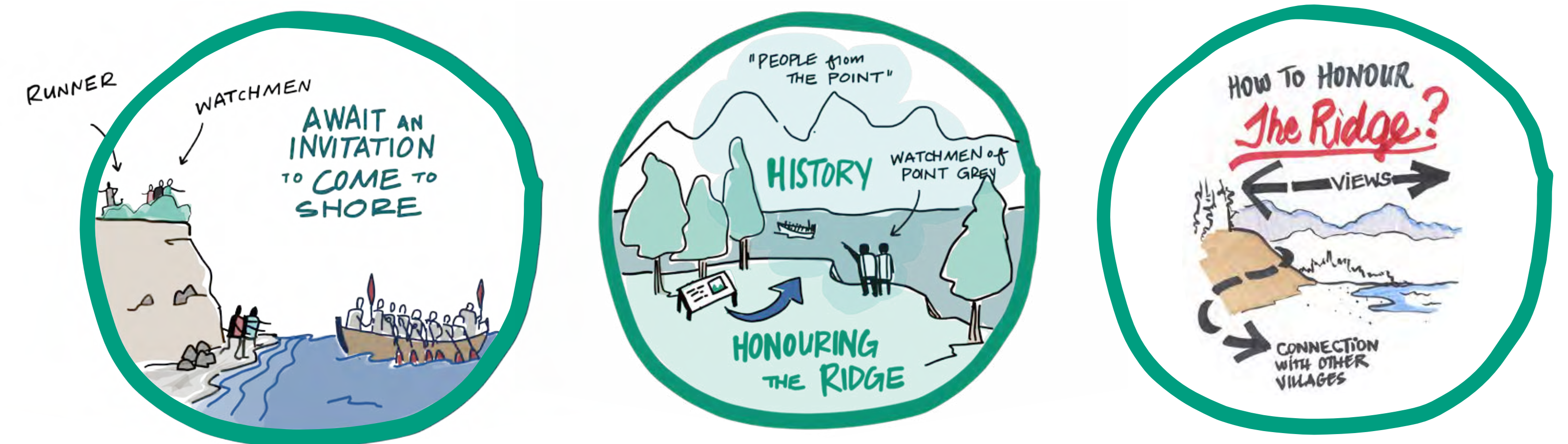
Tree and plant names are provided in English, Latin, hə́ŋqəmiḥəm (spoken by the Musqueam and Tsleil-Waututh peoples) and Skwxwú7mesh Sníchim (spoken by the Squamish people)



Honouring the Ridge

The ridge is where we would look for friends and foes. It's how we welcomed and safeguarded, where our watchmen, messengers, and warriors watched, ran, and protected. The ridge was also rich with resources, a place where we hunted elk, harvested crab apples, and dried fish in the warm summer wind.

This will be a place that honours the stories that the land tells, and that connects us with other sacred places beyond ʔəyalməxʷ/Iyálmexw/Jericho Lands.



Examples of input provided by MST Nations' Community Members

“

When my father told me the story of the mountain—the mountain, it's a princess. She's sleeping. You can see her. You can see the mane of her hair. You can see her breast. You can see her hands laid upon her stomach. She was out there, and she was looking for her son when the great flood had come upon. She was out there looking for her son, and she got tired. She got weary. She became weakened and hungry. Our spiritual guide turned her into stone. He thought, 'She's too tired now. Let's let her rest.' Behind her is her son. Her son lies behind her. He went to go look for her when the great flood had taken place, but he could not find her. He got weary, he got weak, he got tired, he got sick. He finally found his mother. And when he found his mother, our god said he put him to rest. He also lays there beside his mother, turned to stone. Now when you go to the ridge and you look towards the North Shore, you're going to see her sleeping.”

- Charleen Grant, Cultural Liaison, xʷməθkʷəy̓əm (Musqueam)

Honouring the Ridge

FEATURES OF REVISED SITE CONCEPT

The ridge serves as a backbone across the city, linking ʔəyálməxʷ/Iyálməxw/Jericho Lands to adjacent neighbourhoods, and to the Heather Lands in the Cambie corridor, another project owned by the MST-CLC Partnership.




Protect views to significant natural and cultural features

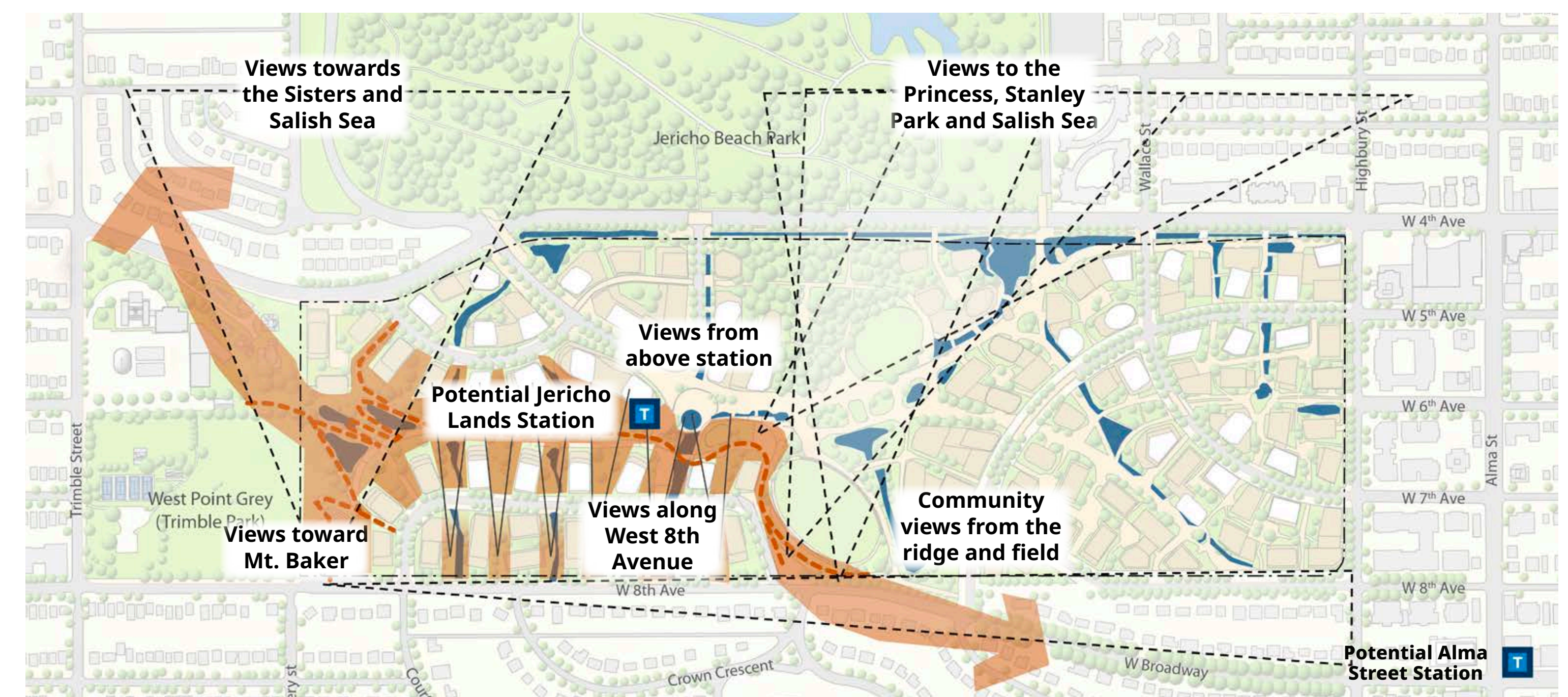
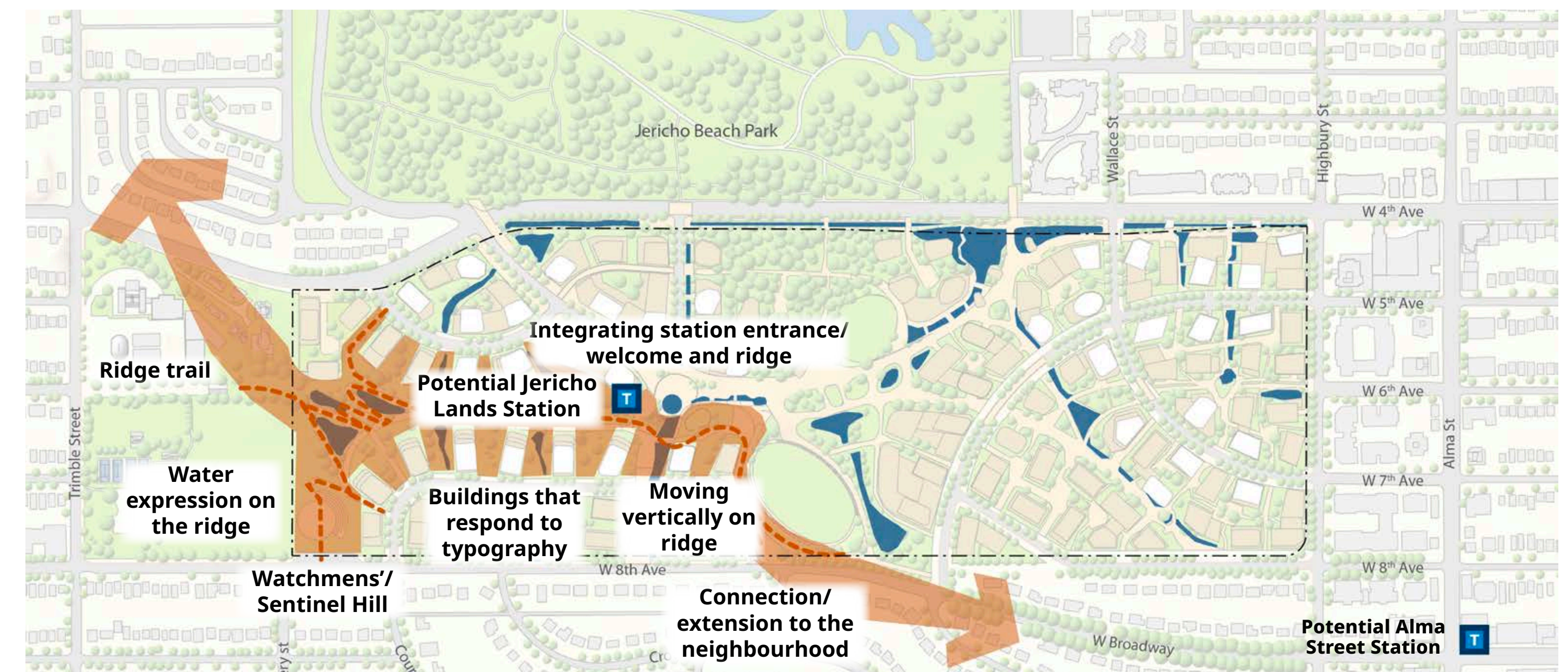
- The top of the ridge would feature a gathering place called Watchmen's Hill, honouring the history of the ridge as a lookout
- Important views of the mountains would be preserved, including towards the Sisters and the Sleeping Princess
- The oval gathering space would take advantage of the slope to create a natural amphitheatre and protect views across the Salish Sea

Create accessible connections and spaces

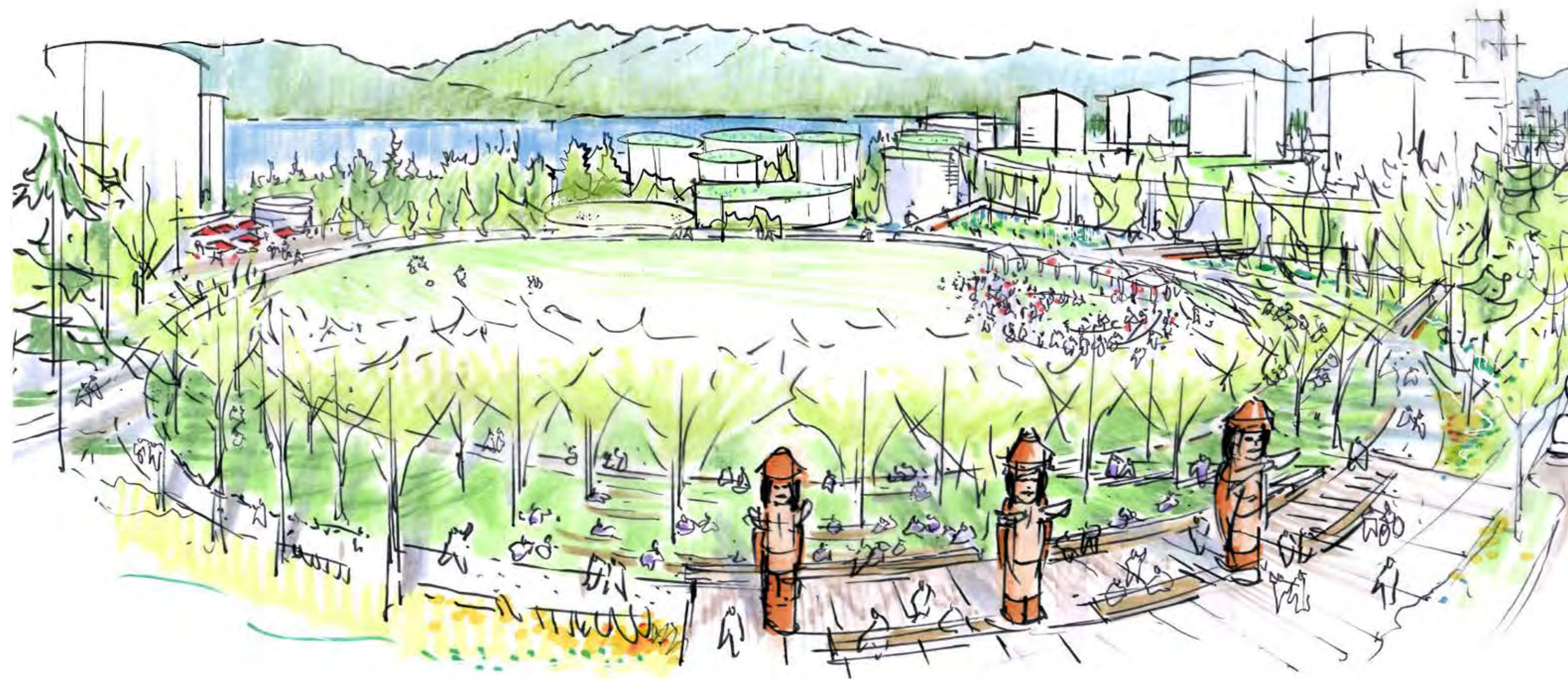
- With a change in elevation of about 60 metres from the top of the ridge down to the bottom of ʔəyálməxʷ/Iyálməxw/Jericho Lands, pathways throughout the site would be designed with switchbacks of no more than 5% grade
- People of all ages and abilities would be able to access all parts of the site, whether they arrive by foot, bicycle, transit or mobility aid

Legend

-  Ridge trail
-  Potential future transit station
-  Site boundary



Honouring the Ridge



Views across the Salish Sea from the oval gathering space

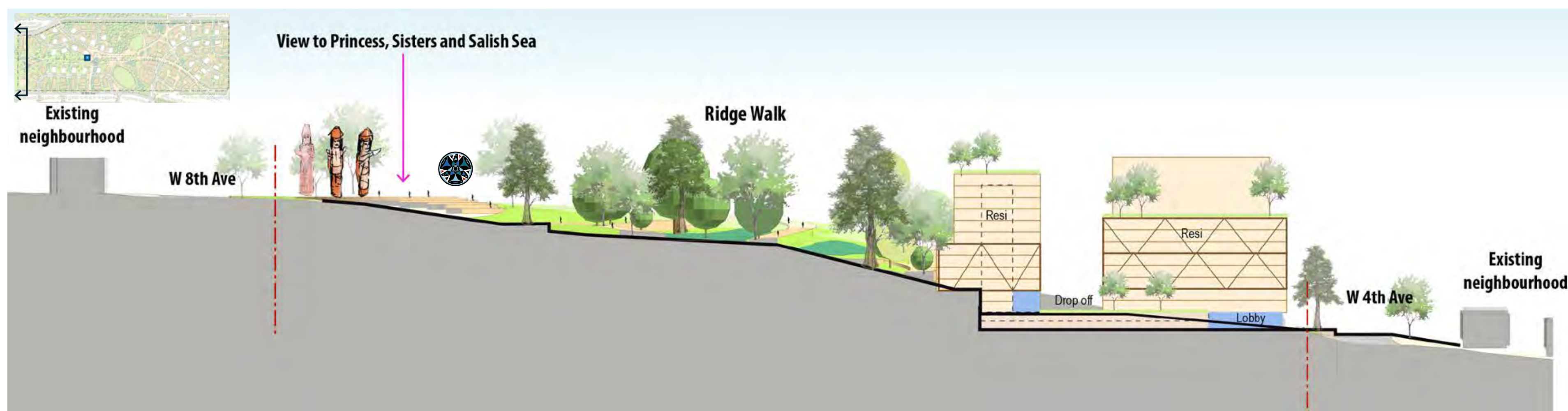


A cross section of the ridge trail

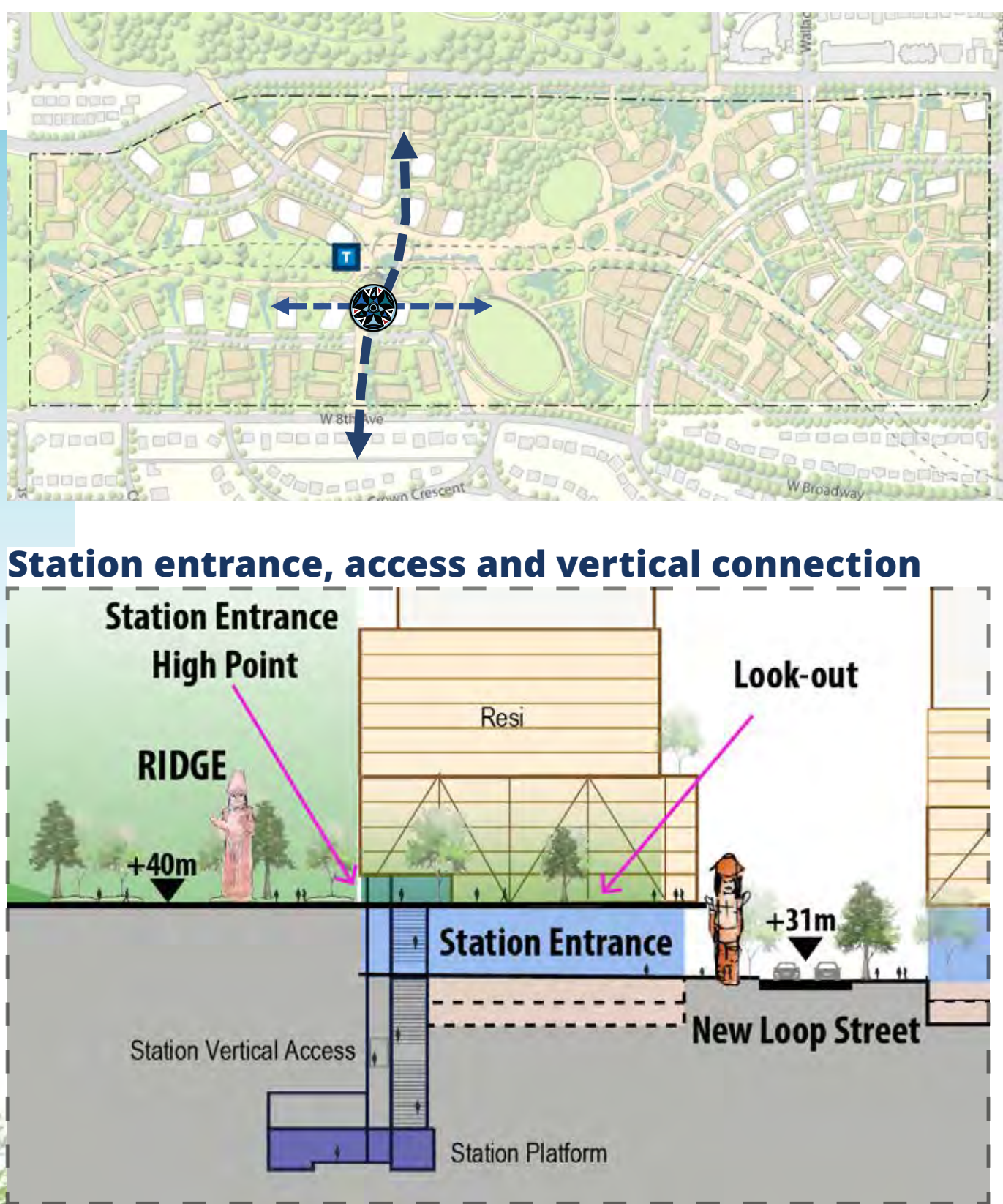
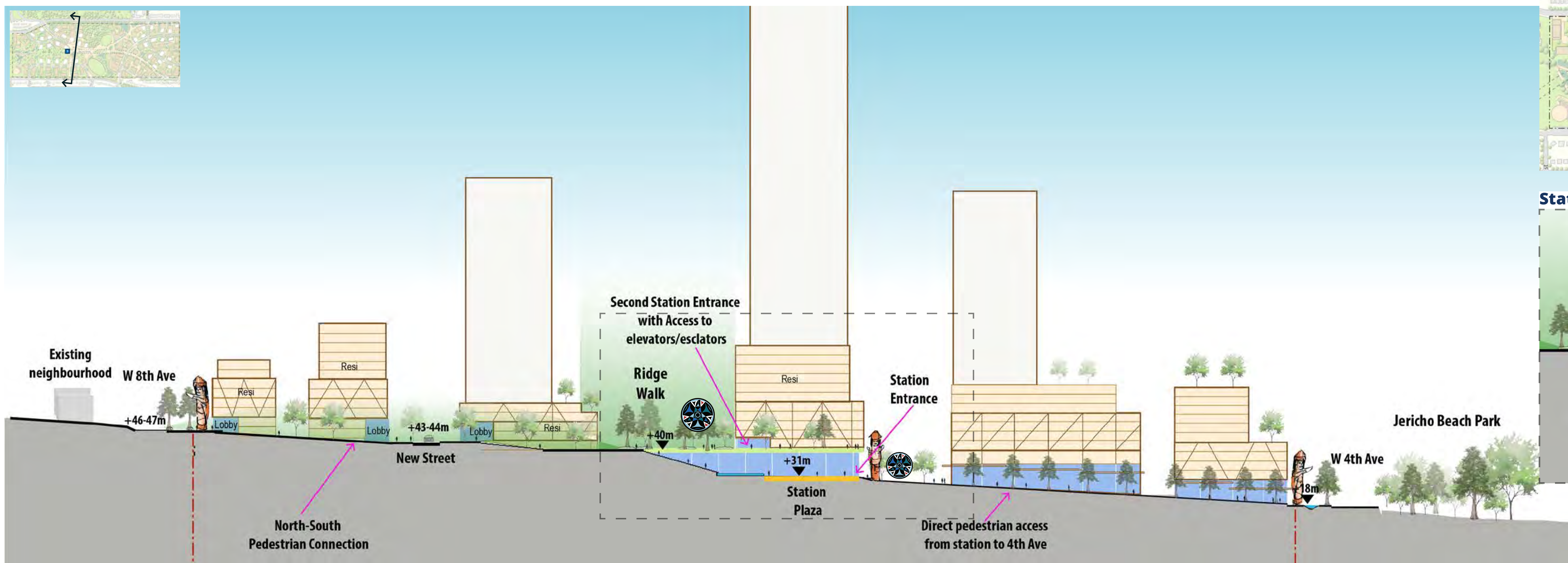
KEY PLAN

Honouring the Ridge

RIDGE: RIDGE WALK AND LOOKOUT

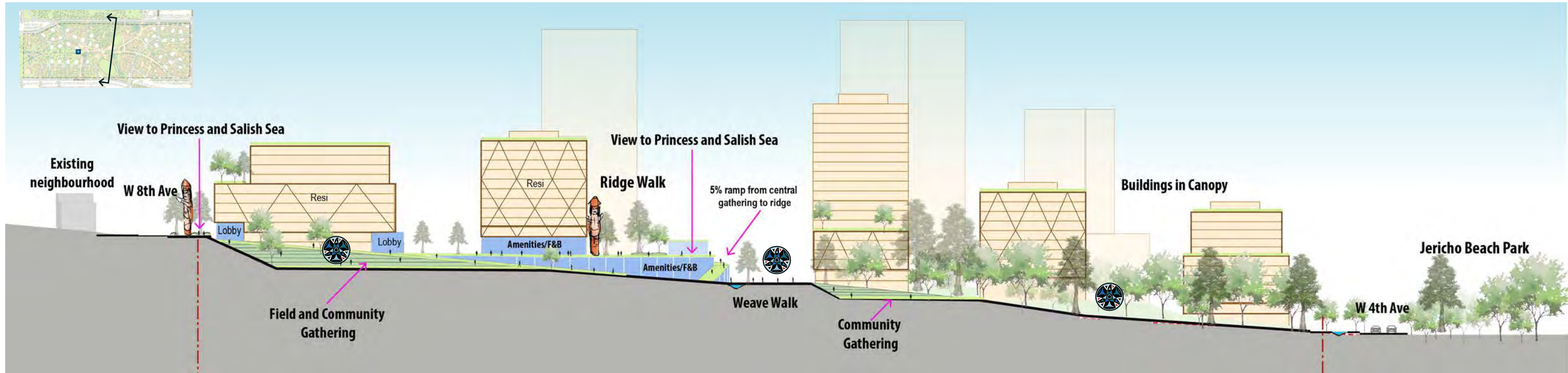


RIDGE: CONNECTING W 8TH AVE. TO STATION TO JERICHO BEACH PARK

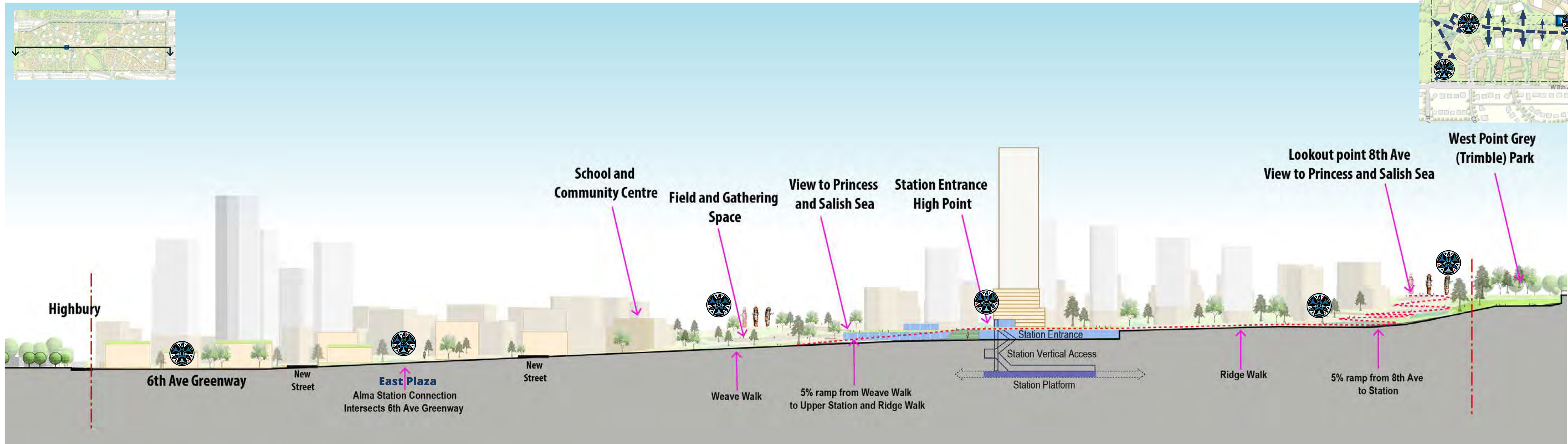


Honouring the Ridge

RIDGE: AT THE CENTRAL GATHERING (LOOKING WEST)



RIDGE: EAST-WEST CONNECTION (LOOKING EAST)



Spirit of the Longhouse

Our history is important. Everything is passed down—traditions, ceremonies, stories, names, and places. The longhouse is where we received the teachings of our ancestors. It's a place of dancing, learning, ceremony, and sharing. It's also where we lived together—all generations—and where we care for our people. It's where we belong. It's where we thrive.

ʔəyalməxʷ/Iyálmexw/Jericho Lands will be a place of living together, where homes, traditions, and knowledge are shared. It will be a place that protects and guards our teachings. It will be a place that embraces Indigenous joy and community, where people feel the significance of how we lived and celebrated in our longhouses.

“

When we're talking about Spirit of the Longhouse, I'm not talking about our buildings that we lived in. I'm talking about the feeling that you get from being in the longhouse, the feeling that I receive of sitting in our winter home in our ceremonies, which comes from the teachers that we have. And a lot of the time, it will reflect the cultural views of each of our three Nations. That's where our learning happens.”

- Sxeláltenaat-Adrienne Charlie, Cultural Liaison, Skwxwú7mesh (Squamish)



Examples of input provided by MST Nations' Community Members

Spirit of the Longhouse

FEATURES OF REVISED SITE CONCEPT

Longhouses are places where multiple families and generations came together to live under one roof. Capturing the spirit of the longhouse means spaces where you get to know your relations, your neighbours, and the sense of welcoming and belonging that comes with feeling at home. ?əyalməx^w/Iyálmexw/Jericho Lands is an opportunity for the MST Nations to share these feelings with a broader public and be part of the solution to the housing shortage in the region. This development would open up a large parcel of land that was previously blocked off to most and make it welcome to all.

Build a woven fine-grained urban fabric to meander and discover

- A diversity of welcoming spaces for storytelling, sharing, and cultural and language exchange would be found throughout ?əyalməx^w/Iyálmexw/Jericho Lands
- Over 13 kilometres of foot and bike paths, carefully aligned with the natural topography of the site, would provide access for people of all abilities

Introduce diversity of scale, massing, materials and architecture

- Parks, public spaces, and buildings would be designed and placed to be respectful of the broader neighbourhood and natural context, and to maximize the enjoyment and use of green and public spaces
- Natural materials, such as wood, would be prioritized



?əyalməx^w/Iyálmexw

INSPIRE JERICO



Spirit of the Longhouse

Housing and amenities

- ʔəyalməxʷ/Iyálmexw/Jericho Lands would provide 13,000 new homes for different household types, with an emphasis on inclusivity and attainability
- A minimum of 30% of total residential floor area would be affordable housing, including 20% social housing (approximately 2,600 homes) and 10% moderate income rental housing (approximately 1,300 homes)¹
- As the Nations will own the land forever, homeownership opportunities would be limited to leasehold tenure (owning the home but not the land); this would make home ownership more affordable than freehold (owning both the home and the land)
- Community amenities to be provided within ʔəyalməxʷ/Iyálmexw/Jericho Lands would include:
 - MST cultural spaces and facilities
 - Approximately 20 acres of the 90-acre site is proposed as park space, with an additional approximately 10 acres of open space, including sports fields, playgrounds, and natural and forested areas
 - Approximately 360 daycare spaces at five locations near greenspaces, residences and seniors spaces, to encourage intergenerational living and learning
 - A community centre
 - A public elementary school

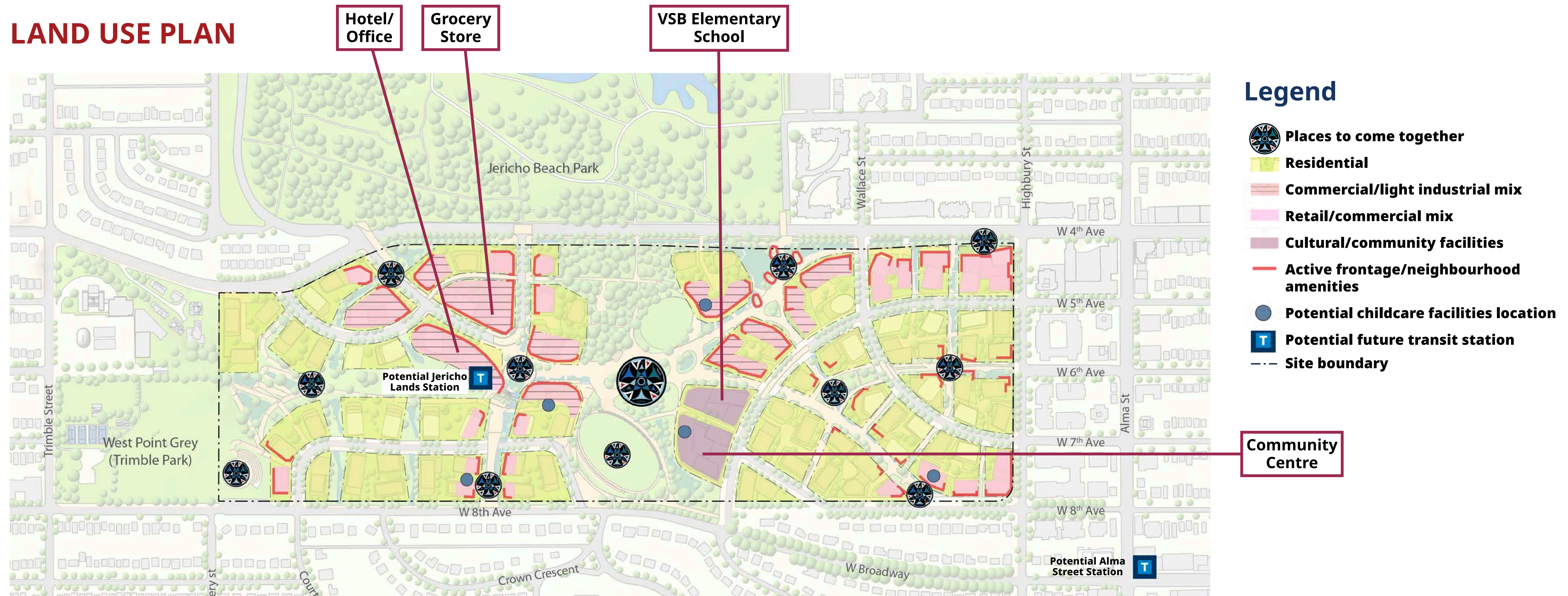


An artists' rendering of the future neighbourhood at ʔəyalməxʷ/Iyálmexw/Jericho Lands – final design of buildings, parks and open spaces to be determined in future phases of the planning process following the Policy Statement.

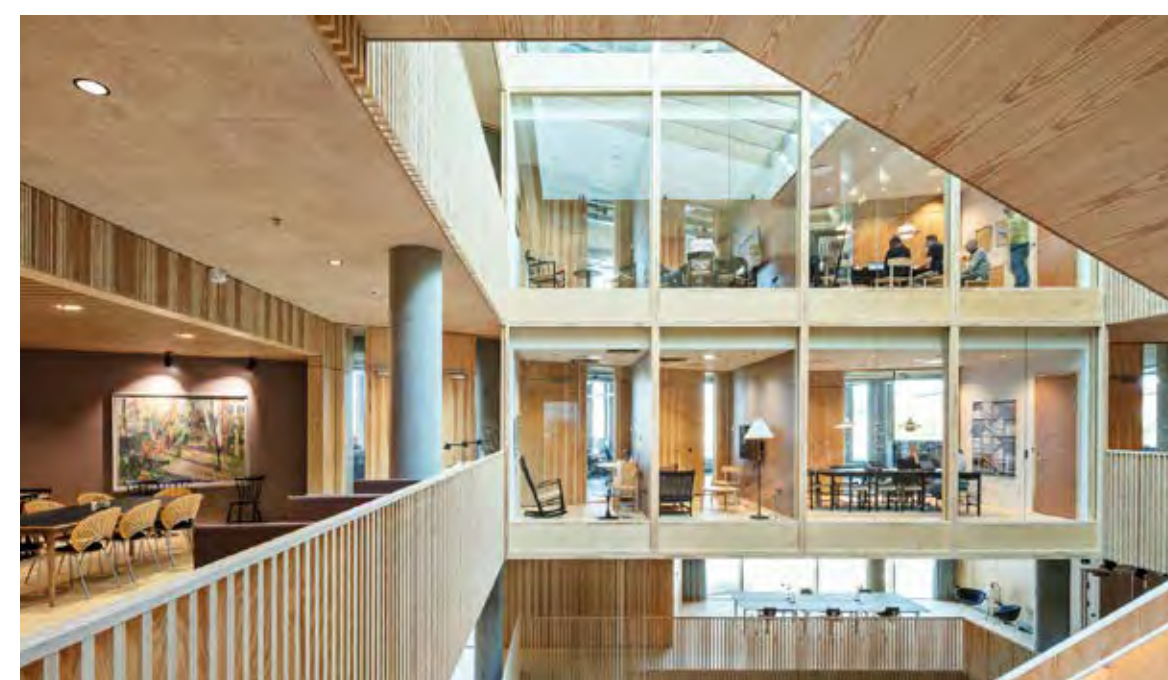
¹ Meeting or exceeding the City of Vancouver's Sustainable Large Development policy requirements

Spirit of the Longhouse

LAND USE PLAN



Examples of commercial/light industrial mix could include canoe carving, maker-space, creative manufacturing, digital production, and research



KAB Headquarters, Copenhagen, Denmark



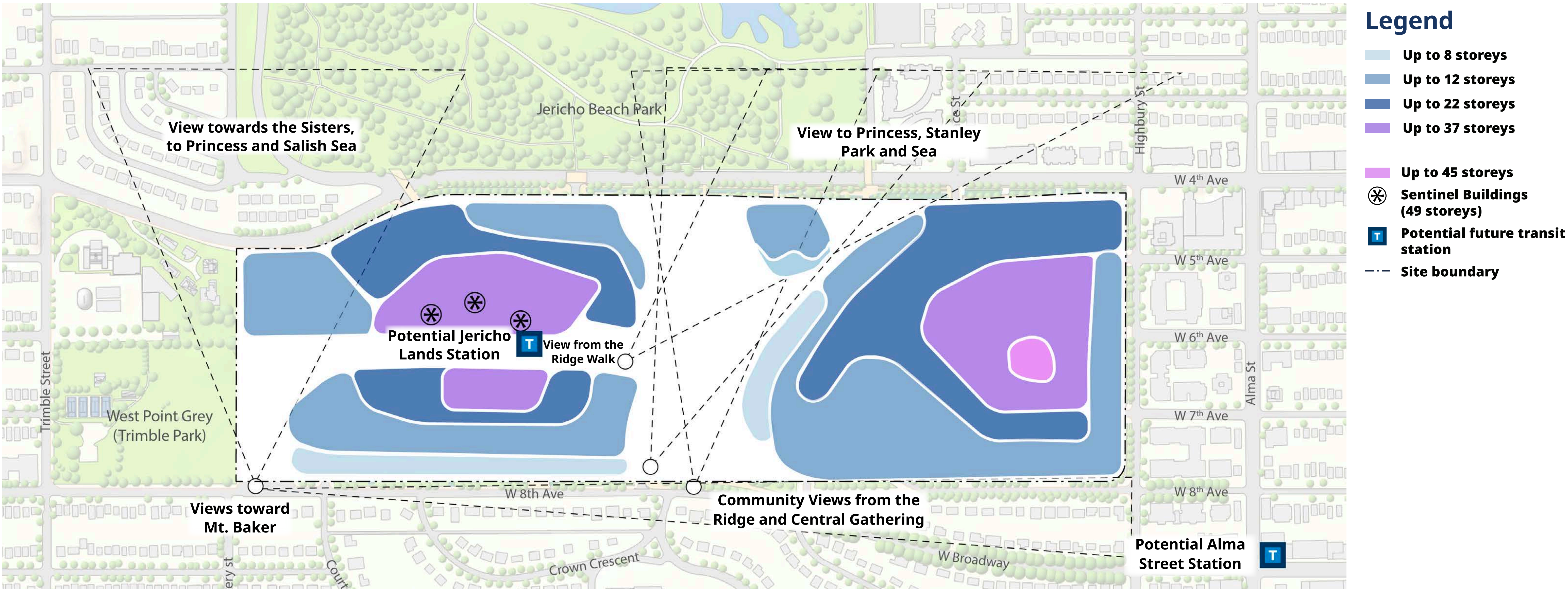
New Lab, Brooklyn Navy Yard, New York

Դժպալմաժ^Խ/Իյալմաժ^Խ
INSPIRE JERICH0



Spirit of the Longhouse

BUILDING HEIGHTS



Spirit of the Longhouse

BUILDING TYPES AND HEIGHTS

Total floor area: 13.6 million square feet
Gross floor space ratio (FSR): 3.5



Legend

- Existing Context
- Low-Mid Rise
- High Rise
- Site boundary

Numbers on buildings indicate proposed building height in storeys

A Place of Arrival

ʔəyalməxʷ/Iyálmexw/Jericho Lands has always been a place of arrival and kinship. Before colonization, we welcomed people here for trade, bartering, and gathering. Welcome figures stood at places of arrival, while house posts at the entrances of homes told visitors which families lived here.

Even though our ancestors were forced to leave, ʔəyalməxʷ/Iyálmexw/Jericho Lands will be a place that welcomes all. We are resilient. The neighbourhood will let people know that this is our land, and we are here to share it with others.



Examples of input provided by MST Nations' Community Members

“

“When we think about welcoming, we want to be able to see it in the buildings, we want to be able to see it in welcome posts. We want to be able to see it in the ground. And any way that you’re coming, you’re going to know that you’re there. That’s going to be a standpoint that will actually bring you to the original site of ʔəyalməxʷ/Iyálmexw. And that’s going to connect to Jericho Beach. It’s going to connect the corridor along 4th Avenue. We want to be able to have that shared system come through, adjoining the different cornering communities already alongside our property.”

- Sxeláltenaat-Adrienne Charlie, Cultural Liaison, Skwxwú7mesh (Squamish)

A Place of Arrival

FEATURES OF REVISED SITE CONCEPT

The MST Nations have a tradition of welcoming everyone to our lands. We will open up these lands by removing fences and barriers—reconnecting the land on and above the ridge down to the water. The perimeter of ʔəyálməxʷ/Iyálməxw/ Jericho Lands will be opened up and stitched together with the surrounding neighbourhoods. We will welcome everyone, whether they live at ʔəyálməxʷ/Iyálməxw, are visiting, or are passing through.

Animate and welcome

- xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) symbols, patterns, artwork, and language would be embedded throughout all aspects of the neighbourhood

Provide public accessibility throughout

- ʔəyálməxʷ/Iyálməxw/Jericho Lands is being designed to facilitate direct walking, rolling and cycling access to a potential Jericho Lands SkyTrain station, and another potential station near Alma Street
- Walking, rolling and cycling, would be prioritized in everyday life at ʔəyálməxʷ/Iyálməxw/Jericho Lands with pedestrians and bikes kept separate from cars as much as possible
- There would be a limited number of streets on the site to enable people and deliveries using vehicles to access homes and businesses, and over 13 kilometres of foot and bike paths
- Greenways would connect both east-west and north-south, following the natural topography of the steep site and providing pathways from West 10th (Point Grey Village), down to West 4th and Jericho Beach Park



ʔəyálməxʷ/Iyálməxw

INSPIRE JERICO



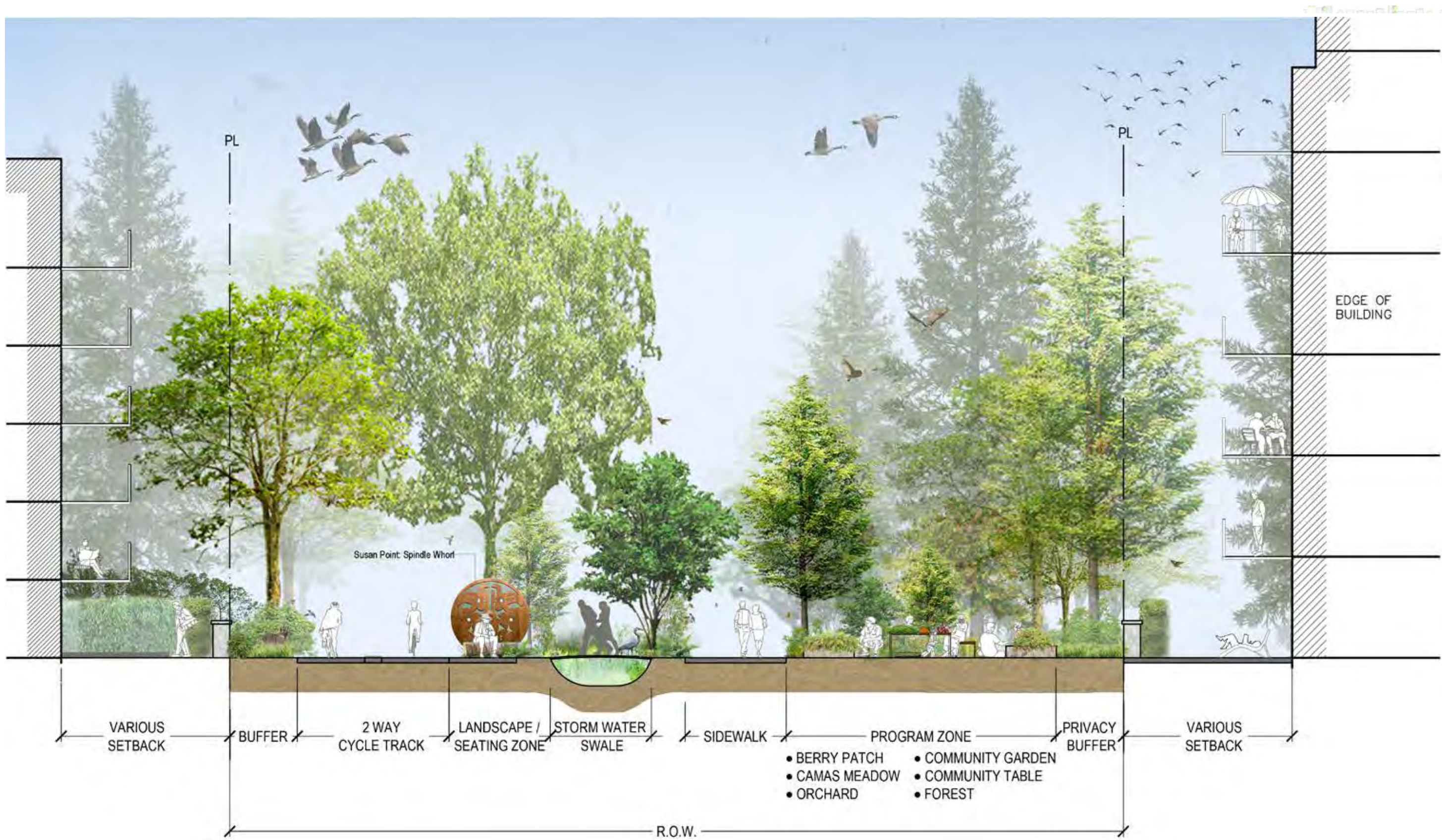
A Place of Arrival

MOBILITY NETWORK



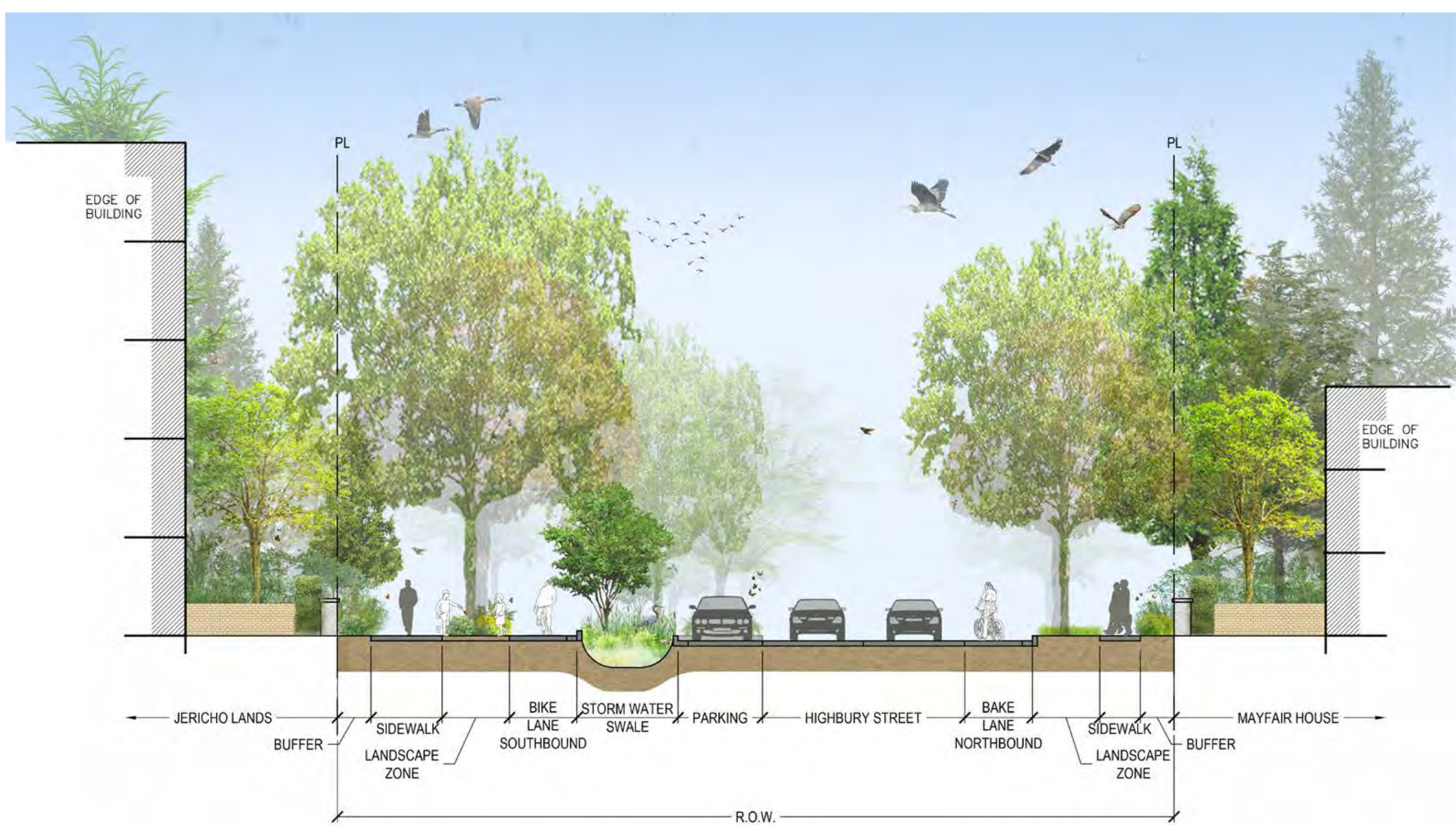
A Place of Arrival

SECTION – WEST 6TH GREENWAY (TRAIL 1)



KEY PLAN

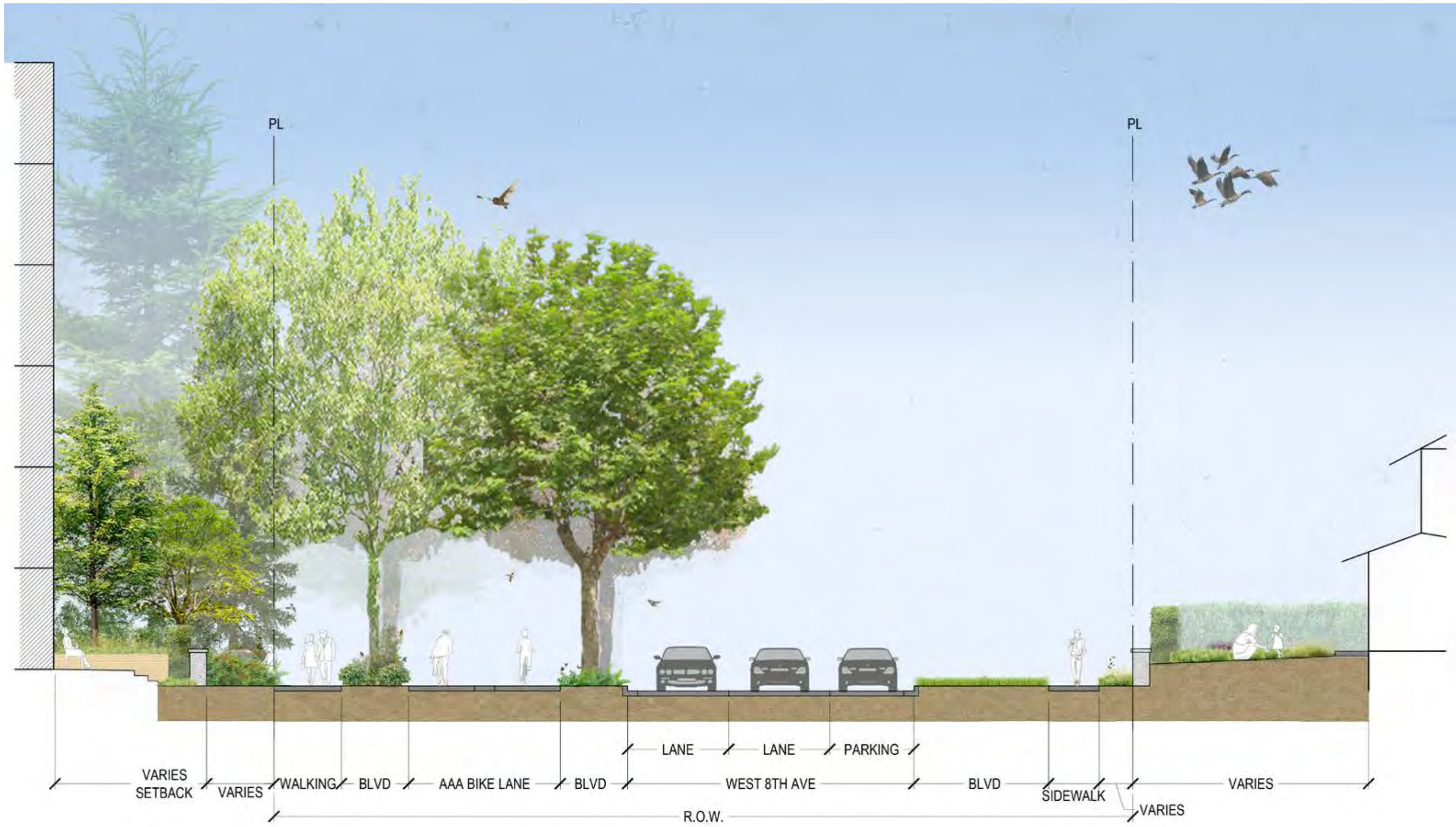
SECTION – Highbury St.



KEY PLAN

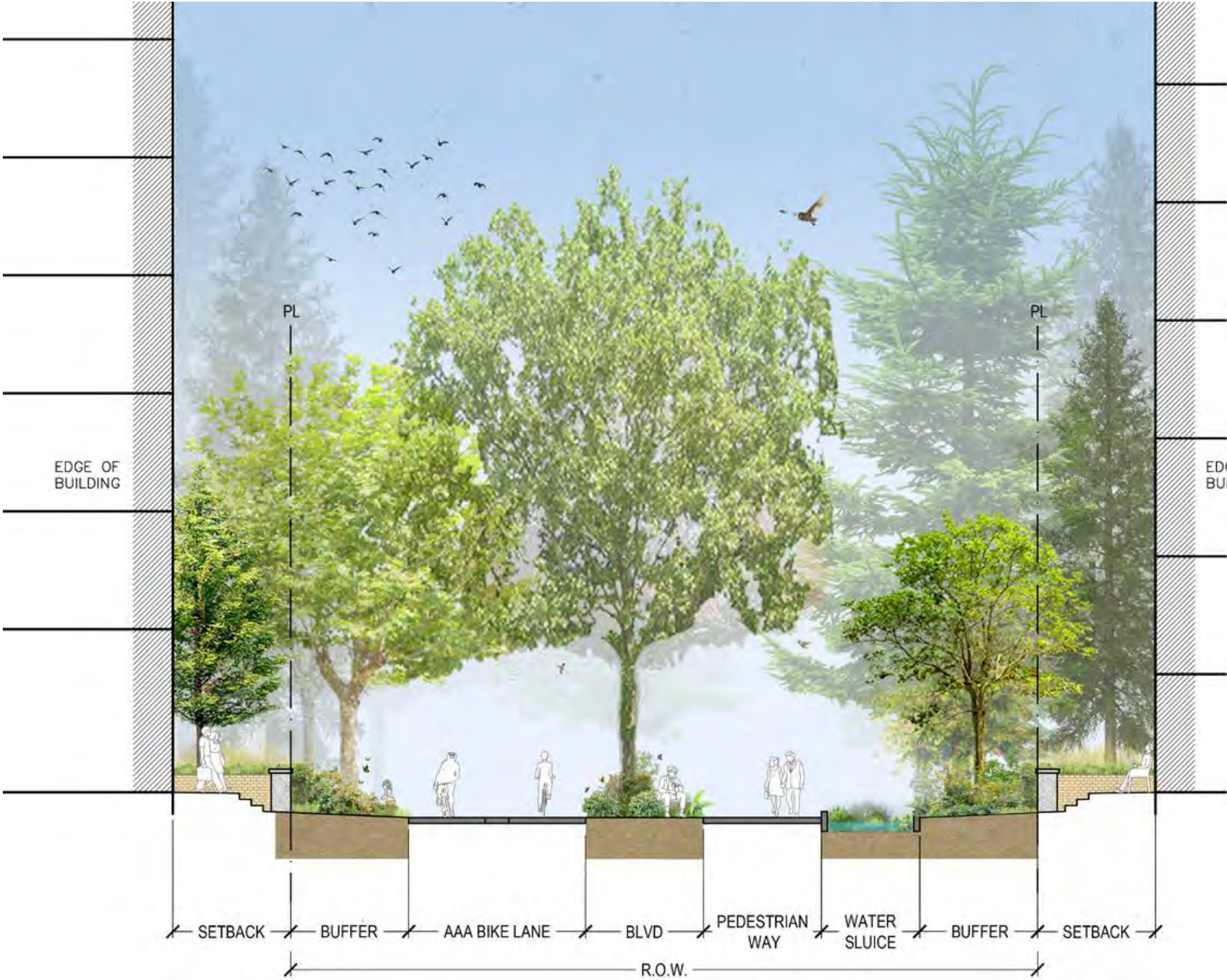
A Place of Arrival

SECTION – WEST 8TH AVE



KEY PLAN

SECTION – CULTURAL GREENWAY (TRAIL 2)



KEY PLAN

A Place of Arrival

SECTION – CULTURAL GREENWAY ENTRY



KEY PLAN

SECTION – CONNECTOR (TRAIL 3)



KEY PLAN

Celebrating the MST Partnership

The x^wməθk^wəyəm (Musqueam), Skwxwú7mesh (Squamish), and səliwətał (Tsleil-Waututh) Nations paddle together. We are each different, but we are united in our shared history. We have a collective and collaborative culture, with strong kinship ties. Together, we cannot be stopped.

?əyalməx^w/Iyálmexw/Jericho Lands will honour our distinct yet blended cultures, and will show the world how we are a people of one heart. At ?əyalməx^w/Iyálmexw/Jericho Lands, we will take our rightful place in our traditional territories.



Examples of input provided by MST Nations' Community Members

“

We talk about all of us being together. We've always shared these lands together and our families work very well together when it comes to our traditional longhouse. And you know, we're building different collaborations of artwork. We want to be able to build the buildings to represent who we are as well. We want to be able to see it and know that when you're entering the Heather Lands, when you're entering ?əyalməx^w/Iyálmexw, that you know you're entering an MST community.”

- Sxeláltenaat-Adrienne Charlie, Cultural Liaison, Skwxwú7mesh (Squamish)

Celebrating the MST Partnership

FEATURES OF REVISED SITE CONCEPT

The redevelopment of ʔəyalməxʷ/Iyálmexw/Jericho Lands is an Indigenous-led process. When this neighbourhood comes to life, it will be a homecoming for the MST Nations to lands that they owned and which were taken from them. The process of seeking input from the MST Nations' Community Members to inform the MST Cultural Whorl and revised site concept has reinforced the kinship ties between the Nations. The process has been multi-generational—from Elders to youth representing all three Nations.

Build for future generations

- MST will own and steward these lands in perpetuity, never letting them go
- The development of the lands would provide long-term economic and cultural sustainability for the Nations, including 30 years of employment, contracting, education and skills training as the Nations build out the new neighbourhood
- hə́ŋqəmiḥəm and Skwxwú7mesh languages would be featured alongside English in place naming and signage
- The Three Sentinels—representing each of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations—would be the tallest and most iconic buildings on ʔəyalməxʷ/Iyálmexw/Jericho Lands
- At 49 storeys tall, the Sentinels would evoke the traditional watchmen and runners of the Ridge, and would be visible from important sites across the region, including from the Salish Sea and downtown Vancouver

Paddle together: spirit of community

- Commercial cultural spaces would provide opportunities for traditional practices such as carving
- There would be shared spaces where the three Nations and others can come together to play, trade, sell, feast and celebrate



ʔəyalməx^w/Iyálmexw/Jericho Lands Highlights from MST Cultural Whorl

STEWARDS OF THE TREES AND CANOPY

75% of an existing four-acre forest would be maintained and enhanced with native species. Cedar and other trees important to MST would be found on the site.

WATER AS LIFE GIVER

Water would be present throughout the site and flow seasonally from the Ridge to the beach. The MST Nations' relationship to water would be honoured through sights and sounds—seasonal ponds and streams.

LIVING WITH NATURE

Approximately 20 acres of the 90-acre site is proposed to be park, with an additional approximately 10 acres as open space. Water, forest, wetland, and meadow would be found throughout the neighbourhood.

HONOURING THE RIDGE

Watchmen's Hill, at the highest point of ʔəyalməx^w/Iyálmexw/ Jericho Lands, would be an accessible gathering space with views towards the Sisters and across the Salish Sea.

Building heights would be designed to preserve views to culturally important points.

SPIRIT OF THE LONGHOUSE

ʔəyalməxw/Íyálmexw/Jericho Lands would provide 13,000 much-needed homes. A minimum of 30% of total residential floor area would be affordable housing, including 20% social housing (approximately 2,600 homes) and 10% moderate income rental housing (approximately 1,300 homes)¹. There would be places for gathering and sharing that evoke the feeling of the longhouse.

¹ Meeting or exceeding the City of Vancouver's Sustainable Large Development policy requirements

CELEBRATING THE MST PARTNERSHIP

Throughout ʔəyálməx^w/Iyálmexw/Jericho Lands, people will know they are in an MST community through expressions of culture, language, place names, and design. The Three Sentinels—representing each of the Nations—would be the tallest buildings on the site at 49 storeys, visible from the Salish Sea and downtown Vancouver.

A PLACE OF ARRIVAL

With the removal of fences and barriers, MST are welcoming everyone back to the land, whether they are visiting or passing through. Two potential SkyTrain stations (one at Jericho Lands and one near Alma Street) could welcome residents and visitors.

Sun and Shadow Analysis

March 20
10 am



March 20
12 pm



March 20
2 pm



March 20
4 pm



June 21
10 am



June 21
12 pm



June 21
2 pm



June 21
4 pm



Learn More: Inspire Jericho Talks #5

On April 13, 2023, the Cultural Liaisons from the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations presented how MST culture will be celebrated at ʔəyalməxʷ/Iyálmexw/Jericho Lands.

We thank those who were able to attend at UBC Robson Square or who watched the livestream.

Throughout these materials are quotes from the presenting Cultural Liaisons:

- Charleen Grant, xʷməθkʷəy̓əm
- Sxeláltenaat-Adrienne Charlie and Ts'kanchtn-Calvin Charlie-Dawson, Skwxwú7mesh
- Whonoak-Dennis Thomas and Hunas-William George Thomas, səliłwətał

You can view the entire event anytime by visiting inspirejericho.ca

