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JERICO LANDS

Policy Planning Program

¹ ᑭᑭᑦ ᑭᑭᑦ is the place name in the ᑭᑭᑦ ᑭᑭᑦ ᑭᑭᑦ language spoken by Musqueam and Tsleil-Waututh ancestors.

² ᑭᑭᑦ ᑭᑭᑦ is the place name in the ᑭᑭᑦ ᑭᑭᑦ ᑭᑭᑦ language spoken by Squamish and Tsleil-Waututh ancestors.

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LEARN ABOUT THE VANCOUVER PLAN

Concurrent to the Jericho Lands planning program, the City is working to create a new city-wide plan.

Help create a bold plan for our city's future. This fall, tell us how your neighbourhoods, business areas and green spaces could develop to 2050 and beyond. Your choices will lead to a new plan for the entire city, called the Vancouver Plan. Sign-up today to join upcoming public engagements.

To learn more visit:
vancouverplan.ca

COMMUNITY NEWSLETTER

Fall 2021 - Newsletter #2

We recognize that we are on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətaʔ (Tsleil-Waututh) Nations.

In the summer of 2020, the first issue of the Jericho Lands Policy Planning Program community newsletter was mailed to community members in West Point Grey and Kitsilano, and shared with members of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətaʔ (Tsleil-Waututh) Nations. The newsletter provided an update on the project and asked for feedback on draft Guiding Principles. This newsletter provides update on work completed in the last year and seeks your feedback on two conceptual site plans.



Project Update

Over the past year we have completed Phase 2 of the Jericho Lands planning process. Since July 2020, we have shared the Site Analysis Panels and themed Discussion Guides, gathered feedback through online surveys, developed a series of Site Planning Emerging Ideas, and co-hosted Virtual Design Workshops. We refined the draft Guiding Principles and Emerging Ideas based on public feedback gathered at events and online. In June 2021, Vancouver City Council endorsed the draft Guiding Principles and Emerging Ideas which establish a foundation for the development of the conceptual site plans.

This newsletter provides an update on Phase 2 planning and engagement activities, summarizes the Emerging Ideas, and includes a description of the conceptual site plans. We are seeking your feedback on these site concepts as we work to create a preferred plan.

About the Jericho Lands Planning Program

The Jericho Lands planning program was launched in March 2019. It is a comprehensive planning process which will lead to the creation of a policy statement to guide future development of the site.

Upcoming Engagement Opportunities

City staff have been working collaboratively with the landowners' design team to develop a number of conceptual site plan options. As we move into Phase 3 of the planning process, we would like your input on these site concepts.

Between **Monday, October 18** and **Wednesday, November 10**, we will be hosting engagement opportunities for you to share your feedback. To learn more about the conceptual site plan options and upcoming engagement activities, turn to pages five and six of this community newsletter, or visit our project web page at shapeyourcity.ca/jericho-lands for the up-to-date information.

The policy statement is being developed at the request of the landowners, a joint venture partnership between the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation ("MST") Partnership and Canada Lands Company ("CLC").

The Jericho Lands Policy Statement is being created in consultation with the community, landowners, and other stakeholders before being presented to City Council for consideration.

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 Uses;
- Density, Building Types and Heights;
- Mobility;
- Sustainability and Infrastructure;
- Ecology, Parks and Open Space;
- Community Amenities; and
- Development Phasing

Once adopted by Council, the Jericho Lands Policy Statement will inform future rezoning and redevelopment of the site.



LEARN MORE ABOUT THE JERICO LANDS PLANNING PROGRAM

You can learn more about the Jericho Lands planning program and the process to date by visiting our project web page at: shapeyourcity.ca/jericho-lands

All of the Phase 1 and Phase 2 documents can be found either in the **Document Library** or under the **Recent Updates**.

JERICO LANDS WORKING GROUP

In the fall 2019, a 24-member Working Group was established as part of the Jericho Lands planning program. The working group members represent a range of local community and broader city-wide perspectives. The purpose of the Working Group is to provide input to City staff during the development and review of the Jericho Lands Policy Statement.

To learn more about the Working Group, including the terms of reference, roles of the group, and membership list, please visit the project web page.

Jericho Lands Planning Process Update

Since launching the planning program in 2019, the City has co-hosted a variety of in-person and virtual public engagement events. At these events we have connected with thousands of community members, members of the x̱m̱əθḵw̱əy̱əm (Musqueam), Sḵw̱x̱w̱ú7mesh (Squamish), and s̱éiḻw̱ətaʔ̱ (Tseil-Waututh) Nations, stakeholder groups, and individuals from across the city.

Phase 1 Engagement Activities

Phase 1 of the Jericho Lands planning program was a listening phase. It was an opportunity to gather information, listen to your ideas and aspirations, and learn about key issues and opportunities for the future ʔəy̱ ʔalm̱əx̱w̱ / y̱ ʔalm̱əx̱w̱ / Jericho Lands.

Throughout 2019, information was gathered through a variety of activities including: open houses, asset mapping, a survey, a series of speaker events, walking tours, pop-up information booths, artist workshops, and community presentations. The feedback received during Phase 1 informed the development of the draft Guiding Principles.

A detailed summary of the Phase 1 engagement process, including information on all the engagement activities and what we heard, can be found in the document library on our project web page at shapeyourcity.ca/jericho-lands.

Phase 2 Engagement Activities

Phase 2 of the planning program took place between July 2020 and June 2021. It was an opportunity to share information we had learned during earlier engagement and seek feedback on initial site analysis, the draft Guiding Principles, and Emerging Site Planning Ideas. A brief summary of Phase 2 activities is provided below.

Summer 2020 Community Newsletter

In July 2020, we distributed almost 12,000 copies of the first issue of the community newsletter. The newsletter was intended as a project update and included background information on the planning program, an overview of the engagement activities in Phase 1, a high-level summary of what we had heard to date, a copy of the draft Guiding Principles, an introduction to the landowners' design team and the cultural liaisons, and project next steps.



Draft Guiding Principles & Survey

The draft Guiding Principles were first introduced in the summer 2020 community newsletter. These principles were based on feedback received in Phase 1 of the planning program, City objectives and policies, stakeholder priorities, and the landowners' aspirations. A link to an online survey was provided in the newsletter and the survey was open for responses from July 9 to September 25, 2020.

The draft Guiding Principles were updated to reflect the feedback we received via the survey and were later endorsed by Council in June 2021.

Site Analysis Panels & Survey

Through 2020, the landowners' design team worked with City staff to develop an understanding of ʔəy̱ ʔalm̱əx̱w̱ / y̱ ʔalm̱əx̱w̱ the Jericho Lands and its surroundings. A summary of this understanding was presented online via a series of Site Analysis Panels (previously referred to as 'Topic Explorations'). This analysis provided a high-level overview of the Jericho Lands as they are today, and was intended to serve as a foundation for more detailed policy development and design work to come.

Between February 17 and March 12, 2021, City staff hosted an online survey. The comments received provided further insight and were used to expand the collective understanding of the site.

Discussion Guides, Emerging Ideas & Survey

In March 2021, City staff shared a series of five Discussion Guides (including a Primer document), via our project web page. Each Discussion Guide focused on a specific topic area and identified a series of Emerging Ideas relating to those topics. The Discussion Guides presented the following themes:

- Natural Systems and Open Space
- Connections and Mobility
- Inclusive Neighbourhood
- Sustainability and Resilience

Between March 29 and April 25, 2021, we asked for feedback on the Emerging Ideas via four themed online surveys. Each survey focused on the Emerging Ideas relating to one of the four topic areas above. The Emerging Ideas were updated to reflect the feedback we received via the online survey and at the Virtual Design Workshops, and were later endorsed by Council in June, 2021. The Emerging Ideas have since been used to develop the conceptual site plan options which are the focus of upcoming engagement.

Virtual Design Workshops

In April 2021, City staff co-hosted a series of eight themed Virtual Design Workshops with the landowners and their design team. The workshops were an opportunity for the public to learn about the Emerging Ideas outlined in the Discussion Guides, discuss with other attendees, and share thoughts and ideas with staff and the design team. In addition, Kick-Off and Wrap Up events bookended the eight workshops. The Kick-Off event introduced the workshops and the broader planning process, while the Wrap-Up event provided an opportunity for a high-level overview and report out of the week's findings.

The presentations and report out sessions of each workshop were recorded, as well as the entire Kick-Off and Wrap-Up events, and can be found on the project website. The feedback gathered at the Virtual Design Workshops have been included in the Phase 2 Public Engagement Summary.



Report to Council

On June 23, 2021, Vancouver City Council endorsed the Jericho Lands draft Guiding Principles and Emerging Ideas at the Standing Committee on Policy and Strategic Priorities. The draft Guiding Principles and Emerging Ideas establish a foundation for site planning as we move into Phase 3 of the planning process, and the development of conceptual site plan options.

Phase 2 Public Engagement Summary

A detailed summary of Phase 2 has been compiled, outlining the engagement activities and key feedback gathered between July 2020 and June 2021. The feedback from Phase 2 of the process has been used to refine the draft Guiding Principles, develop the Emerging Ideas, and inform the conceptual site plan options. Initially shared in summer 2021, the Phase 2 summary can be found on the City's project web page at shapeyourcity.ca/jericho-lands.



PHASE 2 ENGAGEMENT NUMBERS

Community Newsletter



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

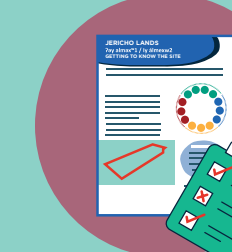
The newsletter was also available for download from the project web page.

Draft Guiding Principles Survey



485 responses to the survey received

Site Analysis Panels Survey



70 responses to the survey received

Emerging Site Planning Ideas Surveys



548 total responses to the four surveys:

- 148: Natural Systems & Open Space
- 123: Connections & Mobility
- 171: Inclusive Neighbourhood
- 106: Sustainability and Resilience

Virtual Design Workshops



395 participants attended the online workshops, and Kick-Off and Wrap-Up events

224 online views of the recorded sessions to date

Jericho Lands Email Notification List



+1250 people signed up to receive project notifications to date

Embedding Indigenous Values & Knowledge

'Embedding Indigenous Knowledge and Values' means that ʔay'alməxw / y'álməxw / the Jericho Lands will tangibly express x̣ẉməθḳẉəỵəm (Musqueam), Sḳẉx̣ẉú7mesh (Squamish), and sə́llilwətaʔ (Tseil-Waututh) culture, knowledge, and identity in the planning and design of all aspects of the site. Embedding Indigenous Knowledge and Values defines the fundamental approach to the project.

SITE PLANNING EMERGING IDEAS

We have developed a series of Site Planning Emerging Ideas based on key learnings from Phase 1 and 2 of the Jericho Lands planning process. These Emerging Ideas look to the future of what ʔay'alməxw / y'álməxw / Jericho Lands can become, while Embedding Indigenous Knowledge and Values to showcase the historic and cultural importance of these lands to the x̣ẉməθḳẉəỵəm (Musqueam), Sḳẉx̣ẉú7mesh (Squamish), and sə́llilwətaʔ (Tseil-Waututh) peoples. They establish the key directions in the development of conceptual site plan options for the lands.

The Site Planning Emerging Ideas were prepared to help the team think about how to plan and design ʔay'alməxw / y'álməxw / the Jericho Lands in a way that addresses opportunities and objectives related to four themes: Natural Systems and Open Space, Connections and Open Space, Mobility, Inclusive Neighbourhood, and Sustainability & Resilience.

Below is an overview of these Emerging Ideas. Further descriptions and visualizations of each Emerging Idea can be found on the City's project web page at shapeyourcity.ca/jericho-lands.

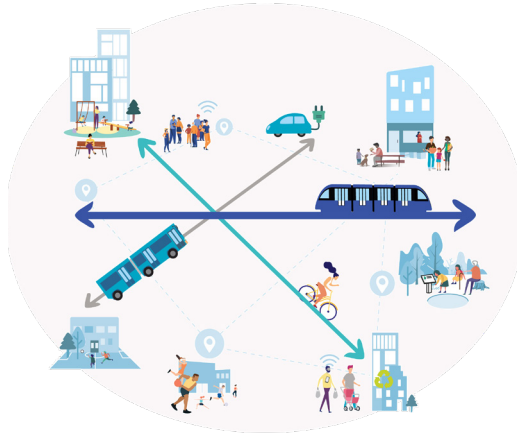
Natural Systems & Open Space

- Start with the Land
- Recognize the Ridge
- Frame Significant Views
- Celebrate Rainwater
- Enhance Biodiversity and Ecological Connections
- Connect Parks and Open Spaces



Connections & Mobility

- Design to be Welcoming and Inclusive
- Prioritize Walking, Rolling, and Cycling
- Encourage Transit Use through Site Design
- Enhance Neighbourhood Connections
- Re-imagine West 4th Avenue
- Design the Site to be Car-Lite



Inclusive Neighbourhood

- 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 Foster Health and Well-Being
- A Unique and Vibrant Public Realm
- Recognise Lands as a Limited Resource



Sustainability & Resilience

- 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



CONCEPTUAL SITE PLAN OPTIONS

The landowners' design team has worked to develop a baseline understanding of the site through technical reviews, engagement with the cultural liaisons, review of Phase 1 and Phase 2 materials, and analysis of City policies. Using this information, they have worked collaboratively with City staff to develop two conceptual site plan options. Below is a description of the cultural significance and key defining elements of the conceptual site plan options.



The Joint Venture Partnership of the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation (MST) and Canada Lands Company (CLC)

TELL US WHAT YOU THINK!



We are looking for your feedback on the conceptual site plan options. Share your thoughts via our online survey.

You can learn more about the conceptual site plans by attending the Phase 3 Kick-Off event, booking an appointment to talk with a team member, or by reading the information boards posted on our project web page.

The information boards and survey will be shared on our project web page on Tuesday, October 19.

Visit shapeyourcity.ca/jericho-lands for more details

aq̣əs / sp'akw'us / Eagle: A bird on the wing soars from ocean to ridge

This concept emerges from the spiritually important eagle, a symbol of accomplishment, courage and wisdom for the x̣ẉməθḳẉəỵəm (Musqueam), Sḳẉx̣ẉú7mesh (Squamish), and sə́llilwətaʔ (Tseil-Waututh) cultures. Eagle soars through the sky on a journey, seeing the big picture and the small detail. Eagle represents x̣ẉməθḳẉəỵəm (Musqueam), Sḳẉx̣ẉú7mesh (Squamish) and sə́llilwətaʔ (Tseil-Waututh) ancestors who have passed before, a spiritual messenger that guides from the past to the future, looking over generations to come.

In the 'Eagle' concept, an elongated diagonal non-vehicular greenway stretches through the new community creating a series of connected open spaces from the lower northeast entrance to the southwest ridge top gathering space. The diagonal creates a flight along a 'waterway' wing to a central park of natural woodlands and active public amenities and travels up to a proposed mixed-use urban transit plaza accentuated by three iconic "sentinel" buildings representing the MST partnership, and finally ascends to the top of the ridge providing dramatic views to downtown and the mountains.



ʔən / tahim tl'a uxwmixw-chet / Weave: Connecting fine-grain networks and gathering spaces into a strong community fabric

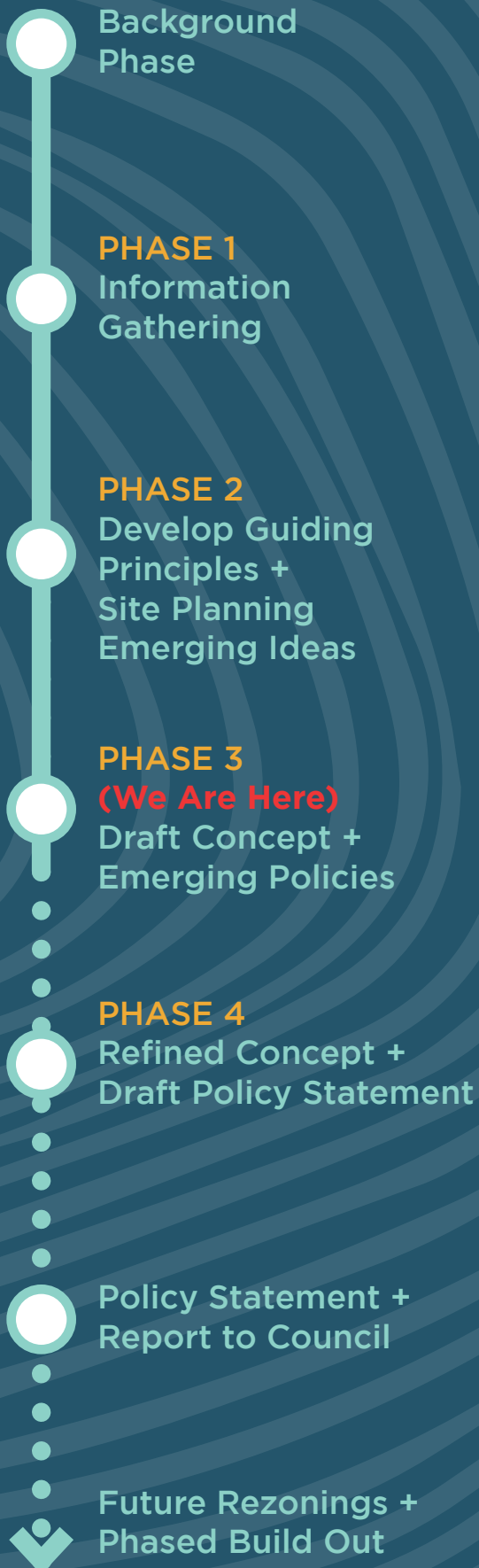
This concept emerges from weaving, an activity that is intrinsic to x̣ẉməθḳẉəỵəm (Musqueam), Sḳẉx̣ẉú7mesh (Squamish), and sə́llilwətaʔ (Tseil-Waututh) cultures. Weaving interlaces stories and teachings into rich patterns that tell stories of who they are. Weaving uses materials that come from the land and that remind the x̣ẉməθḳẉəỵəm (Musqueam), Sḳẉx̣ẉú7mesh (Squamish), and sə́llilwətaʔ (Tseil-Waututh) people of their close connection to the natural world. Weaving winds together old worlds and new into a unique fabric that carries important teachings for living today and that will last for many tomorrows.

In the 'Weave' concept, a fine-grained mobility and social space network winds around a central east-west pedestrian/cycling corridor. The central spine knits together three distinct neighbourhood hearts and is bisected by a north-south park, forest and open space patch. This concept proposes a hub of transit, community/cultural amenities, and retail spaces; and is anchored by three iconic "sentinel" buildings representing the MST partnership. Streets and pathways connect the new community with surrounding neighbourhoods through welcoming entries and permeable intersections, and link the city to the ocean. Stormwater management is woven through the community along pathways, intertwining infrastructure and place-making.



JERICO LANDS PROJECT TIMELINE

The Jericho Lands planning program is a multi-year process with multiple phases that will result in the development of a policy statement.



Once the policy statement is approved by Council, the landowners can submit a rezoning application. On a project of this size, multiple phased applications are anticipated. The rezoning process will include multiple opportunities for public consultation.

Following rezoning, permits for individual buildings will be required.

The build out of ʔəy'alməxw / y'alməxw / the Jericho Lands is anticipated to take approximately 20-30 years.

NEXT STEPS

JOIN US AT UPCOMING PUBLIC ENGAGEMENT EVENTS

On Monday, October 18, we will be co-hosting the Phase 3 Kick-Off event. This online event will feature presentations of the conceptual site plan options followed by a Q&A session. It will be an opportunity to learn more about the site concepts and ask City staff, the landowners, and their design team questions about the site concepts. An online survey will be shared after the event for you to provide your feedback on the site concepts. The Kick-Off event will be free to attend and participation numbers will not be limited, however, registration will be required.

In addition to the online Kick-Off event, there will be opportunities for in-person or virtual conversations. City staff will be available by-appointment to discuss the conceptual site plans and answer any questions you may have.

These appointments are intended to provide an opportunity for one-on-one or small group conversations in a COVID safe environment. In-person participants will be required to follow provincial health guidelines in place at the time of the appointment.

In-person engagement activities are subject to change and/or cancellation. Adjustments to in-person engagement activities may be required closer to the event date(s), subject to public health orders. For those not comfortable with meeting in-person, staff will also be available to host appointments via online video chat or by phone.

GET INVOLVED

While restrictions on large gatherings and social distancing measures remain in place, we are committed to providing ways for you to continue engaging in the Jericho Lands planning process. We are exploring a variety of methods, both on- and offline, to ensure that you can keep up-to-date with the process and share your voice with us.

VISIT THE PROJECT WEB PAGE



To learn more about the Jericho Lands planning process, access all the project documents, watch past events, and keep up-to-date with the project, make sure to visit: shapeyourcity.ca/jericho-lands.

SIGN UP TO THE PROJECT EMAIL LIST



The best way to keep up-to-date with the project is by signing up to the notification email list. You will receive updates from the City's project team informing you of any upcoming events and/or project milestones. To join the

Phase 3 Kick-Off event

- **When:** Monday, October 18 (6:30PM - 8:30PM)
- **Where:** Online using Zoom

Talk to a team member

- **When:** Book a time to talk with us between Tuesday, October 19 to Wednesday, November 10

For more information on these engagement opportunities, including directions on how to register for the Phase 3 Kick-Off event and how to book an appointment to talk to a team member, please visit: shapeyourcity.ca/jericho-lands.

Additional information on the conceptual site plan options will be shared at the Kick-Off event and via 'Information Boards' posted on our project web page following the October 18 event. An online survey will also be shared for you to provide feedback between October 19 and November 14.

SELECTING A PREFERRED CONCEPT

Your feedback combined with input from the City, the landowners, the Urban Design Panel, stakeholder consultation, and further technical analysis will be used to select a preferred concept or to identify key ideas to create a single preferred concept. This preferred site concept will form part of the Jericho Lands Policy Statement and will inform future development on the site.

Further opportunities will be provided for you to give your feedback on the preferred design.

over 1250 people already signed up to the list, visit the project web page and fill in your details under "**Get Updates**". You can also email the project team and ask to be added to the list.

CONTACT THE PROJECT TEAM



If you would like to contact the City's project team, you can email us at jericholands@vancouver.ca, or leave us a question on the Q&A section of the project web page. If you don't feel comfortable with using the internet or email, you can always send your inquiries via mail. You can reach the Jericho Lands project team by writing to: **c/o Jericho Lands planning team
453 W 12th Avenue
Vancouver, BC
V5Y 1V4**



Scan this QR Code to visit shapeyourcity.ca/jericho-lands