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INCLUSIVE NEIGHBOURHOOD

Engagement period: March 29–April 25, 2021.



shapeyourcity.ca/jericho-lands



inspirejericho.ca

INCLUSIVE NEIGHBOURHOOD

Exploring Emerging Ideas

This is one of a series of four Discussion Guides that will frame Phase 2 public engagement for the ʔə́yalməxʷ/Iýálmexw/Jericho Lands site.

The themes covered in the Discussion Guides are:

- **Natural Systems & Open Space**
- **Connections & Mobility**
- **Inclusive Neighbourhood**
- **Sustainability & Resilience**

The Discussion Guides build on the **Jericho Lands Guiding Principles, site analysis, and input received to date**, as well as City of Vancouver policies and objectives, and landowner aspirations.

Each of the Discussion Guides includes background information about the themes, along with reference to precedent projects from elsewhere. Each of the Discussion Guides identifies a set of 'Emerging Ideas' that will be considered during Phase 2 of public engagement. The outcomes of this process will be used to guide site planning and preliminary site concepts for the Jericho Lands.

How can you get involved?

We are looking for your feedback on the Emerging Ideas contained in the Discussion Guides.

A survey link is provided, along with discussion questions. You can also provide feedback by participating in upcoming virtual Design Workshops scheduled in mid-April 2021. The Design Workshops will include presentations and small group discussions focused on the Emerging Ideas.

Join us for a virtual Design Workshop about the Inclusive Neighbourhood theme.

You can register to participate at shapeyourcity.ca/jericho-lands.

ʔə́yalməxʷ is the place name in the hənq̓əminəm' language spoken by Musqueam and Tsleil-Waututh ancestors.

Iýálmexw is the place name in the Skwxwú7mesh language spoken by Squamish and Tsleil-Waututh ancestors.

Embedding Indigenous Values

ʔə́yalməxʷ/Iýálmexw/Jericho Lands (pronounced Ee'yullmough) lies in the unceded traditional territories of the xʷməθkʷə́yəm (Musqueam), Skwxwú7mesh (Squamish), and səlílwətaʔt (Tsleil-Waututh) ("MST"). Redevelopment of these lands is an opportunity for the MST to express their deep connection to the land, while bringing forward new opportunities for prosperity for future generations. The stories, traditions and ways of being of the MST provide a cultural foundation that will be embedded through planning and design.

INTRODUCTION

For thousands of years, ʔə́yalməxʷ/lýálmexw/Jericho Lands was part of the lands and waters on which the MST hunted, gathered, and followed their cultural customs. ʔə́yalməxʷ/lýálmexw was an important village located close to Jericho Beach, a place to gather with relatives, to harvest and share food, and to settle during different times of the year. It was connected to other villages and campsites by a network of trails radiating across MST territories.

Today, the eastern portion of the site (Jericho Garrison) contains homes and administrative/service buildings associated with previous military functions. The western property (Jericho Hill) is occupied by the Jericho Hill Centre and Gymnasium, West Point Grey Academy, and recreation uses. Existing spaces and amenities on the western portion of the site for community gathering and recreating are appreciated by the local and city-wide community.

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

NEW NEIGHBOURHOOD

Vancouver is facing a housing crisis. Large master planned sites like the Jericho Lands present a unique opportunity to provide a range of housing types and tenures within walking distance to transit, amenities, and shops and services.

A complete community also includes planning for diversity in terms of age, ability and cultural background. Opportunities for social cohesion and intergenerational sharing can be embedded in site design.

ʔə́yalməxʷ/lýálmexw/Jericho Lands can be designed to become a unique destination within the city, incorporating new parks and open spaces,

and providing new amenities to serve residents and the broader community. Planning for the future of the Jericho Lands will strive to balance the delivery of public amenities with the provision of a variety of housing choices.

Throughout our engagement we have heard mixed feedback about the future of the Jericho Lands. While some residents are concerned about upcoming changes, we have also heard broad support for positive changes that a new neighbourhood will bring, including housing, amenities, transit, and recognition and inclusion of MST culture.



HOUSING DIVERSITY

Today, ʔəyalməxʷ/Iýálmexw/Jericho Lands is set within an established residential neighbourhood that is characterized by a higher proportion of single detached dwellings than the city-wide average. Compared to the rest of Vancouver, the existing neighbourhood also has higher home ownership rates, higher household incomes, and a higher proportion of residents over the age of 65. West Point Grey has seen little growth in recent decades. There is a greater diversity of housing types and forms directly to the east and the north of the Jericho Lands than the community as a whole. The Jericho Garrison currently provides housing units, including for families.

Communities that include homes for multi-generational living, allowing people to live with their entire family, from elders to youngsters, is an important value in the living culture of the MST. Creating a neighbourhood that is welcoming to a diversity of people means offering diverse housing choices for a variety of needs and preferences.

Through our public engagement process, we have heard that the neighbourhood would benefit from increased affordable housing options, including senior-appropriate housing, rentals, housing for families and middle-income earners, co-operatives, and student accommodation. A variety of building forms and housing types were suggested, with collective forms of housing, such as co-operatives and co-housing, mentioned the most frequently. Family-friendly units (with 2 or more bedrooms) and multi-generational housing models were seen as desirable.

NEIGHBOURHOOD COMMERCIAL AREAS

West Point Grey is a predominately residential neighborhood with some mixed-use commercial and retail development. Three highly walkable main streets are located nearby: West 10th Avenue (from Discovery to Tolmie); West Broadway (from Alma to Larch); and West 4th Avenue (from Highbury to McBride Park). Some of these retail areas are in decline with increasing store vacancies, a condition which has been amplified across the city as a result of the pandemic.

Through Phase 1 of consultation, we heard that the neighbourhood values local businesses and services. Many respondents believe that better services, including a grocery store and small-scale retail, restaurants, and cafes, as well as spaces for medical care providers, would be suitable for the ʔəyalməxʷ/Iýálmexw/Jericho Lands. In addition, respondents also identified employment spaces, such as offices, co-working spaces, or live/work spaces, as a needed use. Multiple respondents also proposed light industrial and/or manufacturing uses, such as technology spaces connected to UBC or maker and artisanal spaces for local artists.

We also heard an interest in gathering spaces, as well as arts and cultural spaces, that are distinct in design and program, and that respond to the cultural significance of the site. For the MST, culture is created, practiced and celebrated together. Spaces for people to come together to socialize, feast, play, and be in ceremony are important.

NEIGHBOURHOOD SERVING AMENITIES

Today the western property (Jericho Hill) is occupied by a variety of educational and recreational facilities including the West Point Grey Academy and the Jericho Hill Centre and Gymnasium. These functions are in leased buildings, which are anticipated to be removed when the site is redeveloped. The site also includes park-like uses with children's play areas, a playfield, disc golf and other areas for passive recreation, including a toboggan hill when conditions are right.

Beyond the ʔə́alməxʷ/lý álmexw/Jericho Lands site, the area has a number of public facilities, including Brock House, West Point Grey Community Centre, and the West Point Grey Library branch, to serve the community.

Planned new neighbourhoods include a package of amenities to serve new residents. These packages generally include park and open space, childcare facilities, social facilities, arts and culture spaces, indoor recreation space, and affordable housing. The package of amenities for ʔə́alməxʷ/lý álmexw/Jericho Lands will be determined through the planning process.

Through our Phase 1 engagement, we heard a strong interest in new public amenities to serve the community including recreation facilities (community centre, playfields, gym space), childcare centres, improved library facilities, arts and culture spaces, spaces for seniors, parks and public gathering spaces. There is also an interest

in affordable housing, especially for people with moderate to low-incomes, seniors, and families.

In addition to public amenities, new educational facilities, such as schools, are deemed important for the future ʔə́alməxʷ/lý álmexw/Jericho Lands.

PUBLIC REALM

The public realm is defined as outdoor spaces within a neighbourhood such as streets, public plazas, park and open space. A successful public realm is welcoming and accessible to all. These public spaces support social connections and contribute to neighbourhood character by creating a memorable and enjoyable sense of place.

For the MST, it is important to create communities that are made up of places for many generations to come together. Public spaces can allow people to linger in the sunshine, or to stay dry while sitting and gathering in the rain. Spaces that are designed to enable people to be immersed in the natural world and the seasons create a special character and sense of place that celebrates MST cultures.

Respondents have indicated the importance of having a sense of community and character, including the family-friendly nature of current amenities, as well as celebration of the natural greenspaces, open spaces and unique topography of the site.



SITE PLANNING EMERGING IDEAS

The following Emerging Ideas have been prepared to help us think about how to plan and design the ʔə́yalməxʷ/Iýálmexw/Jericho Lands site in a way that addresses opportunities and objectives from the perspective of Inclusive Neighbourhood.

EMBED INDIGENOUS VALUES

- Tangibly express Musqueam, Squamish and Tsleil-Waututh culture, values and identity in the planning and design of all aspects of the site.

DIVERSE HOUSING CHOICES

- Create a diverse and inclusive new neighbourhood by providing housing for residents with a mix of incomes, including housing for families with children and low and moderate-income households. At least 30% of the units will be comprised of social housing, market and below-market rental housing.
- Integrate a variety of housing forms throughout the districts in apartment forms that include ground-oriented units. Opportunities to optimize access to outdoor space in building courtyards, balconies, rooftops and terraces will be provided.



A UNIQUE AND VIBRANT PUBLIC REALM

- Create a unique identity and high-quality public realm that honours and conveys MST culture and stories, fosters a strong sense of community, and facilitates social connections and participation in public life.
- Create a series of connected public places and gathering spots that link the different parts of the neighbourhood together, including through a green network that enhances and connect habitats to improve biodiversity and ecosystem health.



RECOGNIZE LAND AS A LIMITED RESOURCE

- Consider topography, connectivity and the surrounding context in designing for building height and density across the site. Recognize that there are trade-offs between building height and density and providing land for parks, open space and biodiversity, public amenities, and affordable housing.
- Design the built form to balance solar access on the public realm, on and off site. Shape taller built form to celebrate culturally significant views to, within and from Jericho.

IDEAS FROM ELSEWHERE

We are gathering ideas, and learning from local and international urban redevelopment projects. The following projects offer some examples of ideas related to Inclusive Neighbourhoods.



LELƏM (UBC ENDOWMENT LANDS, VANCOUVER)

Leləm is a new community being built by the Musqueam Indian Band that relies on Indigenous values in its design for community, welcoming, and belonging. Nature will play a central role in the new community. Significant land area is reserved for greenspace or preserved as functioning wetland, designed to encourage community gathering and foster environmental stewardship.



SQUAMISH LIL'WAT CULTURAL CENTRE (WHISTLER)

The Squamish Lil'wat Cultural Centre is a LEED Gold certified project located in Whistler, BC that is a contemporary expression of the traditional cultural and spiritual connection of the Squamish peoples and of the Lil'Wat people to the land. The construction of the building left much of the vegetated area undisturbed, and follows the sloping terrain. The landscape is planted with indigenous plant species, and is designed to facilitate the infiltration of rainwater. A green roof covering approximately twenty percent of the main building was planted with native species to help replace the vegetation displaced by the building. A focus of the communities in conceiving of this project was to develop and implement training programs to teach interested members traditional skills, and to provide job and leadership training.



KING'S CROSS (LONDON, ENGLAND)

King's Cross is a redevelopment project in London that is transforming a previously industrial area into a new neighbourhood with homes, shops, offices, restaurants, schools and a university, and a range of public spaces and amenities. The neighbourhood will provide almost 2,000 new homes, including a spectrum of affordable and supported housing to student flats, family homes and luxury apartments – from student flats to three-bed family homes. A significant proportion of the homes are affordable.



EAST FRASER LANDS/RIVER DISTRICT (VANCOUVER)

A new neighbourhood taking shape on the banks of the Fraser River in south east Vancouver, EFL is a 128-acre former industrial site that is transforming into a complete new neighbourhood. The retail and commercial heart of the plan is anchored by a Town Square. The EFL neighbourhood is planned to include 25.2 acres of parks and open space, a community centre, four childcare centres, affordable housing all connected with walking and cycling pathways. Construction started in 2011, and full build out is anticipated to take another 20 to 25 years.



SOUTHEAST FALSE CREEK (VANCOUVER)

A local waterfront community initially developed for the 2010 Winter Olympics, the site is now a bustling 80-acre neighbourhood on the edge of False Creek. It is also a leader in adopting a comprehensive sustainability approach to neighbourhood development. For example, district energy and on-site filtration of rainwater through Hinge Park are notable features, as well as design as a low-car community where residents and visitors have a multitude of options for movement.

Emerging Ideas for Planning the Site

A summary of the Emerging Ideas in the four Discussion Guides is provided below for context. We invite you to provide feedback on each Discussion Guide.

| Theme | Site Planning: Emerging Ideas |
|------------------------------|--|
| | Embed Indigenous values |
| NATURAL SYSTEMS & OPEN SPACE | <ul style="list-style-type: none">Start with the landRecognize the ridgeFrame significant viewsCelebrate rainwaterEnhance biodiversity and ecological connectionsConnect parks and open space |
| CONNECTIONS & MOBILITY | <ul style="list-style-type: none">Design to be welcoming and inclusivePrioritize walking, rolling and cyclingEncourage transit use through site designEnhance neighbourhood connectionsRe-imagine West 4th AvenueDesign the site to be car-light |
| INCLUSIVE NEIGHBOURHOOD | <ul style="list-style-type: none">Diverse housing choicesDesign a new neighbourhood with distinct districtsCreate a destination for culture, jobs and shoppingProvide amenities to support the neighbourhoodA unique and vibrant public realmNeighbourhood spaces foster health and well-beingRecognize land as a limited resource |
| SUSTAINABILITY & RESILIENCE | <ul style="list-style-type: none">Plan for a low carbon neighbourhoodDesign with climate change in mindDefine a place that is resilient and adaptableAmplify reconciliation and long-term prosperity |

STAY INFORMED

While restrictions on large gatherings and social distancing measures remain in place, we are committed to providing ways for you to continue to engage in the Jericho Lands planning process. In addition to the upcoming engagement activities, there are a variety of ways for you to provide input and stay informed with the process.

**VISIT THE
PROJECT WEB PAGE**

To learn more about the Jericho Lands planning process, the public engagement completed to date, participate in a survey, or ask a City staff member a question, you can visit:

shapeyourcity.ca/jericho-lands

SIGN UP TO THE CITY'S PROJECT EMAIL LIST

The best way to keep up-to-date with the planning process is by signing up to the project email list. You will receive updates from the City's planning team informing you of any upcoming engagement opportunities or project milestones. To sign up, visit the project web page and leave your contact information under "Get updates." Alternatively, you can email the project team and ask to be added to the list.

CONTACT THE CITY'S PROJECT TEAM

If you would like to contact the City's project team, you can email us at jericholands@vancouver.ca, or leave a question on the Q&A section of the project web page. Alternatively, you can send your inquiries via mail by writing to:

**c/o Jericho Lands planning team
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