

inspirejericho.ca

# INTRODUCTION

The Jericho Lands are changing and we want you to be part of the process.

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 ʔə́yalməxʷ/Iýálmexw/Jericho Lands site.

The Policy Statement is being developed at the request of the landowners, a joint venture partnership between the xʷməθkʷə́yəm (Musqueam), Skwxwú7mesh (Squamish), and səlílwətaʔ (Tsleil-Waututh) (MST Partnership) and Canada Lands Company (CLC). The policy statement is being created in consultation with the community, landowners, and other stakeholders before it is presented to Vancouver 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; land use; density, building types and heights; mobility; sustainability and infrastructure; ecology; parks and open space; community amenities; and development phasing. Once adopted by Council, the Policy Statement will inform any future rezoning and redevelopment of the site.

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

## Planning Process



# BACKGROUND

## Embedding Indigenous Values

ʔəyalməxʷ/lý álmexw/Jericho Lands (pronounced Ee'yullmough) lies in the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and sálílwətaʔ (Tsleil-Waututh) ("MST"). Redevelopment of the site 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, ideas and ways of being of the MST provide a cultural foundation that will be embedded in the planning and design of ʔəyalməxʷ/lý álmexw/Jericho Lands.

## What happened in Phase 1 of the planning process?

Phase 1 of the Jericho Lands planning program was an information gathering phase. This phase was an opportunity for City staff and the landowners to listen to your ideas, concerns, and aspirations, while learning about key issues and opportunities for the future of the ʔəyalməxʷ/lý álmexw/Jericho Lands site. A set of site analysis panels was shared to provide a summary of site analysis details, relevant City policy, and input received.

Since launching the Jericho Lands planning program, we have co-hosted over 25 unique public engagement events. At these events we have connected with thousands of community members.

The feedback collected during Phase 1 of the planning program has been used to inform the development of the draft Guiding Principles and will continue to inform future discussions as the planning process moves forward.

For more details on Phase 1 of the planning process, please review the **Phase 1 Stakeholder Engagement Summary**. You can also review the **Site Analysis Panels**.



## DRAFT GUIDING PRINCIPLES

The draft Guiding Principles are based on City of Vancouver objectives and policies, the landowners' aspirations, and public feedback gathered during Phase 1. The Guiding Principles will provide high-level direction to the creation of the Jericho Lands Policy Statement.

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

The past, present and future of the Musqueam, Squamish and Tsleil-Waututh people guide their connections to the land and ongoing stewardship of the Jericho Lands. Generations of history at ʔəyálməxʷ/Iýálməxw and the cultural values and identity of the three Nations are integral to the redevelopment of the Jericho Lands with nature at the centre. Indigenous values, reconciliation and intergenerational and intercultural exchange and gathering will be embedded as founding principles in the design and expression of the Jericho Lands policies.

### 2. Respect the Lands

The Jericho Lands will be a world leader in sustainability and ongoing environmental leadership. The site design will embrace the ecological legacies and unique existing features, like the ridgeline, urban forest, and wildlife habitat, melding these with watershed thinking to explore recreating streams and managing rainwater. Development and infrastructure will complement this setting and respond to the broader climate emergency. Interlinked, successional systems should work in unison to support biodiversity, ecological corridors, and replicate regenerative natural systems. Resilient design will reduce the risks from climate change and sea level rise while allowing for adaptation over time.

### 3. Welcome All Cultures

All people will feel welcome on the Jericho Lands. The site will create a robust network of spaces expressing Indigenous values and history in their design and function, with indoor and outdoor places for people to gather, with parks and outdoor space ranging from wild spaces to urban plazas. The Lands will be designed for equity and inclusion, supporting a multitude of artistic and cultural practices that help bind the neighbourhood together. Public spaces will be intergenerational and multicultural, supporting social resilience and connections as part of a healthy, thriving community.

### 4. Cohesive Community

The Jericho Lands will be a transformational space, seamlessly interweaving nature and city together as a new community hub. The Lands will integrate with the surrounding neighbourhoods, re-energizing nearby high streets, and tying the ridge to the sea. Future residents will be part of a vibrant community with opportunities to live, work, play, learn, shop and create within a short walk or easily accessible by transit. Arts and culture will be tangible, with opportunities for creation, display and performance. New public amenities and facilities will be hubs of social connection and activity, reinforcing the role of the Jericho Lands within the neighbourhood and city.

### 5. Connect Within and Beyond

Enhance access and mobility with more options and opportunities for people to move easily within the Jericho Lands, surrounding neighbourhoods, parks, city and region. The unique terrain of the Lands will shape movement patterns, corridors and connections and build a network for green mobility by foot, bike and transit. These networks will connect to the surrounding neighbourhoods, tying them together and reinforcing safe, healthy places for wellness and gathering. Innovation and emerging technologies are opportunities to minimize car dependence, rethink parking strategies and reduce carbon emissions.

### 6. A Place to Call Home

The Jericho Lands will provide substantial new housing, with a range of options for households of different incomes, ages and needs, from students to families to seniors, while creating opportunities for intergenerational living and learning. Different households and building types will be integrated, sharing common spaces and amenities integrated into the buildings and offering social connections and community. Residences will be designed with wellness and inclusiveness in mind, with spaces adaptable to needs that change over time.

### 7. Design for the Future

Change and growth on the 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 Jericho Lands as a visionary blend of ecological and urban systems.

### 8. A Unique Community

The Jericho Lands is a place of gathering. The past, present, and future of the Lands and of Vancouver are an opportunity to create a place that evolves as time passes and will meet the needs of generations to come. Its location – along the ridge to the sea, connected by transit, and between the largest job centres in the province – will complement the unique Indigenous cultural experience of the Jericho Lands, making it a unique space. The Jericho Lands will be a global precedent, learning from emerging best practices to show how a new form of city building and urbanism will take root and grow into a unique community.



# PLANNING PROCESS

## What is happening in Phase 2?

Phase 2 of the Jericho Lands planning program is focused on sharing our Emerging Ideas for site planning, and gathering your feedback.

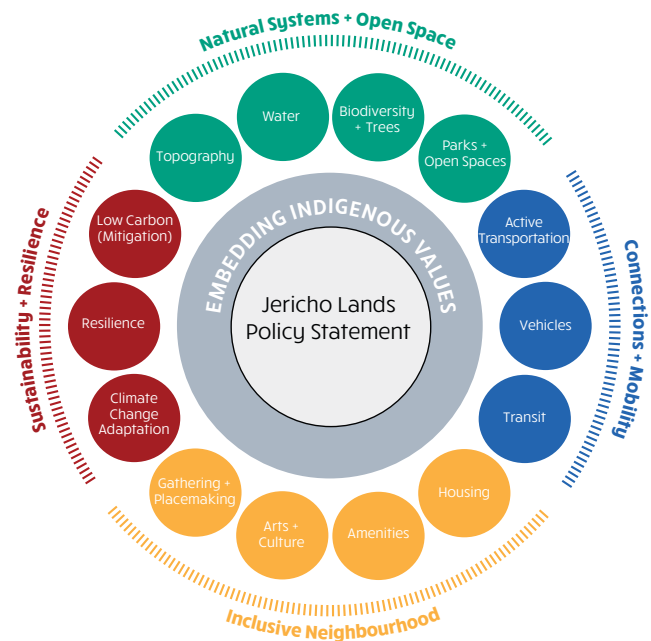
## Exploring Emerging Ideas for the Future

We have created a series of themed Discussion Guides, building on public feedback received during Phase 1 and the early stages of Phase 2 of the Jericho Lands planning process, along with stakeholder priorities, City objectives and policies, and the landowners' aspirations.

These Discussion Guides provide a series of Emerging Ideas that will be used to guide site planning for the ʔə́yalməxʷ/lý álməxw/Jericho Lands site. The Emerging Ideas are grouped into four topic areas, as show in the diagram opposite:

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

The Discussion Guides provide important information that will inform upcoming engagement events and, ultimately, development of a preliminary site concept.



## How can you get involved?

We are looking for your feedback on these Emerging Ideas. We encourage you to read the Discussion Guides and answer the discussion questions by completing the online survey(s).

We will also be hosting a series of virtual Design Workshops in mid-April, based around the topic areas and the Emerging Ideas for site planning. We welcome you to register for those events, to discuss these ideas and provide feedback to City staff and the design team.

## Summary of Emerging Ideas

A summary of the Emerging Ideas in each of 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"><li>Start with the land</li><li>Recognize the ridge</li><li>Frame significant views</li><li>Celebrate rainwater</li><li>Enhance biodiversity and ecological connections</li><li>Connect parks and open space</li></ul>
CONNECTIONS & MOBILITY	<ul style="list-style-type: none"><li>Design to be welcoming and inclusive</li><li>Prioritize walking, rolling and cycling</li><li>Encourage transit use through site design</li><li>Enhance neighbourhood connections</li><li>Re-imagine West 4th Avenue</li><li>Design the site to be car-light</li></ul>
INCLUSIVE NEIGHBOURHOOD	<ul style="list-style-type: none"><li>Diverse housing choices</li><li>Design a new neighbourhood with distinct districts</li><li>Create a destination for culture, jobs and shopping</li><li>Provide amenities to support the neighbourhood</li><li>A unique and vibrant public realm</li><li>Neighbourhood spaces foster health and well-being</li><li>Recognize land as a limited resource</li></ul>
SUSTAINABILITY & RESILIENCE	<ul style="list-style-type: none"><li>Plan for a low carbon neighbourhood</li><li>Design with climate change in mind</li><li>Define a place that is resilient and adaptable</li><li>Amplify reconciliation and long-term prosperity</li></ul>

# WE NEED YOUR FEEDBACK

## Participate in an Event or Workshop

You are invited to participate in a series of events between April 10-19, 2021. As space is limited, we encourage you to register for events via Eventbrite. Please register for no more than one workshop per theme (either an afternoon or evening workshop), to ensure that others can participate as well. The same content will be covered at each session.

## KICK-OFF EVENT

This event will provide the public with an overview of the site and the planning process. Introductions and greetings will come from MST Elders, City staff, and the landowners describing the unique partnership shaping this process and what people can expect from the workshops. Participants will learn more about the issues, explorations and opportunities the Jericho Lands present.

**Saturday, April 10, 2021 – 1-3PM**

## THEMED DESIGN WORKSHOPS:

Each virtual Design Workshop will include a brief presentation, followed by small group interactive discussions seeking feedback on the Emerging Ideas for site planning.

## Theme 1. Natural Systems & Open Space

**Afternoon Option: Monday, April 12, 2021 – 1-3:30PM**

**Evening Option: Wednesday, April 14, 2021 – 6-8:30PM**

## Theme 2. Connections & Mobility

**Afternoon Option: Wednesday, April 14, 2021 – 1-3:30PM**

**Evening Option: Monday, April 12, 2021 – 6-8:30PM**

### Theme 3. Inclusive Neighbourhood

**Afternoon Option: Tuesday, April 13, 2021 – 1–3:30PM**

**Evening Option: Thursday, April 15, 2021 – 6-8:30PM**

## Theme 4. Sustainability & Resilience

**Afternoon Option: Thursday, April 15, 2021 – 1-3:30PM**

**Evening Option: Tuesday, April 13, 2021 – 6-8:30PM**

## WRAP-UP EVENT

This event will report on the discussions and takeaways from the design workshops and will set out next steps in the planning process.

**Monday, April 19, 2021 – 6-8PM**

Register for events at  
**[shapeyourcity.ca/jericho-lands](https://shapeyourcity.ca/jericho-lands)**

# WE NEED YOUR FEEDBACK

## Refining the Emerging Ideas

Your feedback is important as we refine the Emerging Ideas. We invite you to attend our upcoming events and/or provide your feedback on the Discussion Guides and Emerging Ideas by completing our online surveys at **[shapeyourcity.ca/jericho-lands](https://shapeyourcity.ca/jericho-lands)**.

The refined Emerging Ideas will be used to create a preliminary site concept, which will be presented for further feedback from the neighbourhood.

## Jericho Lands and the Vancouver Plan

Planning for the Jericho Lands will be carefully coordinated with the **Vancouver Plan** to ensure a consistent approach to key issues, including: reconciliation, equity, housing affordability and choice, sustainability and socialability.



## STAY INFORMED

**VISIT THE  
PROJECT WEBPAGE**

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

**[shapeyourcity.ca/jericho-lands](http://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 with information on 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 directly 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](mailto:jericholands@vancouver.ca), or leave a question on the Q&A section of the project webpage.

Alternatively, you can send your inquiries via mail. You can reach the Jericho Lands project team by writing to:

**Jericho Lands Planning Team**  
**453 W 12th Avenue**  
**Vancouver, BC**  
**V5Y 1V4**