

ʔəy'alməx<sup>w1</sup> / ly'álmexw<sup>2</sup>

# JER|CHO LANDS

*Policy Planning Program*

## Emerging Site Planning Ideas



<sup>1</sup> ʔəy'alməx<sup>w</sup> is the place name in the *hən'q'ámin* 'ám' language spoken by Musquéam and Tsleil-Waututh ancestors.

<sup>2</sup> ly'álmexw is the place name in the *Skwxwú7mesh* language spoken by Squamish and Tsleil-Waututh ancestors.





## Site Planning Emerging Ideas

The City of Vancouver has developed a series of Emerging Site Planning Ideas for the Jericho Lands. These ideas are based on the community feedback we received during Phase 1 and early stages of Phase 2 of the planning process, stakeholder priorities, City objectives and policies, and the landowners' aspirations.

Site Planning Emerging Ideas look to the future of what the ʔəy'alməxʷ / y'álməxw / Jericho Lands can become, while embedding Indigenous values to showcase the historic and cultural importance of these lands to the Musqueam, Squamish and Tsleil-Waututh Nations. The Emerging Site Planning Ideas are intended to provide input into the development of a preliminary site concept for the lands.

In this document, the following Emerging Ideas have been prepared to help us think about how to plan and design the ʔəy'alməxʷ / y'álməxw / Jericho Lands site in a way that addresses opportunities and objectives related to four themes: Natural Systems & Open Space, Connections & Mobility, Inclusive Neighbourhoods, and Sustainability & Resilience. Each theme is followed by a visual representation and detailed description of each Emerging Idea under that given theme.

Thank you to everyone who provided their input.

## Embed Indigenous Values and Knowledge

'Embedding Indigenous Values' means that the ʔəy'alməxʷ / y'álməxw / Jericho Lands will tangibly express Musqueam, Squamish and Tsleil-Waututh culture, knowledge and identity in the planning and design of all aspects of the site. Embedding Indigenous values defines the fundamental approach to the project.



# Natural Systems & Open Space

ᑭᐃᐃᐃᐃᐃᐃ/ᐃᑦ ᐃᐃᐃᐃᐃᐃ /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, 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

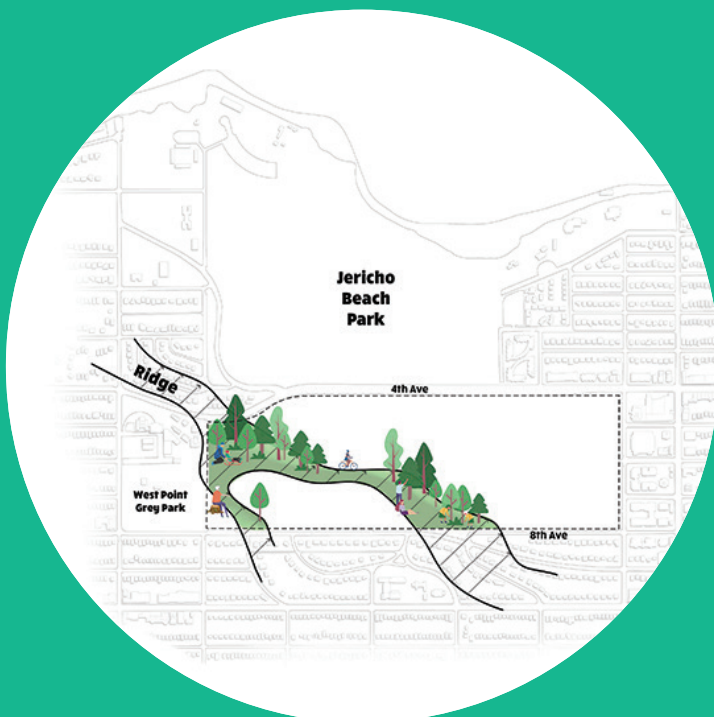
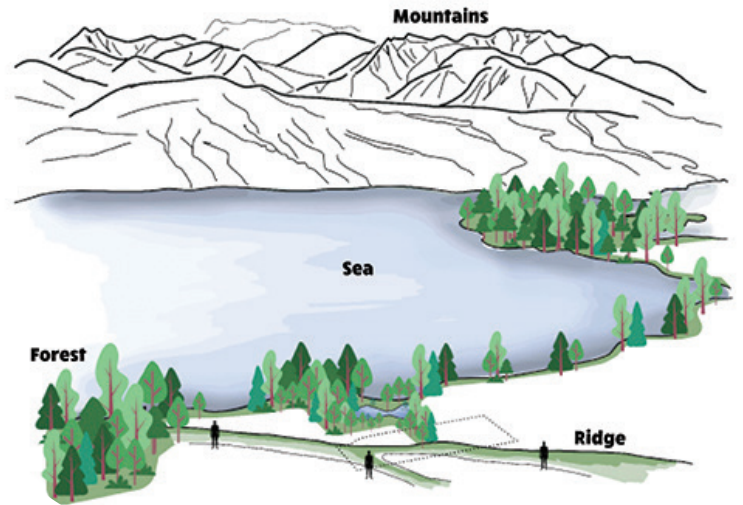
we need to enable a healthy natural world. ᑭᐃᐃᐃᐃᐃᐃ / ᐃᑦ ᐃᐃᐃᐃᐃᐃ / Jericho Lands is a culturally and ecologically significant place of abundance: of biodiversity, trees, topography, water, and green spaces.



# Natural Systems & Open Space

## Start With The Land

- Respond to and enhance the site's natural systems. Existing biodiversity, significant trees, hydrology, ecologically rich open spaces, and the dramatic topography of the site are foundations of the new development.



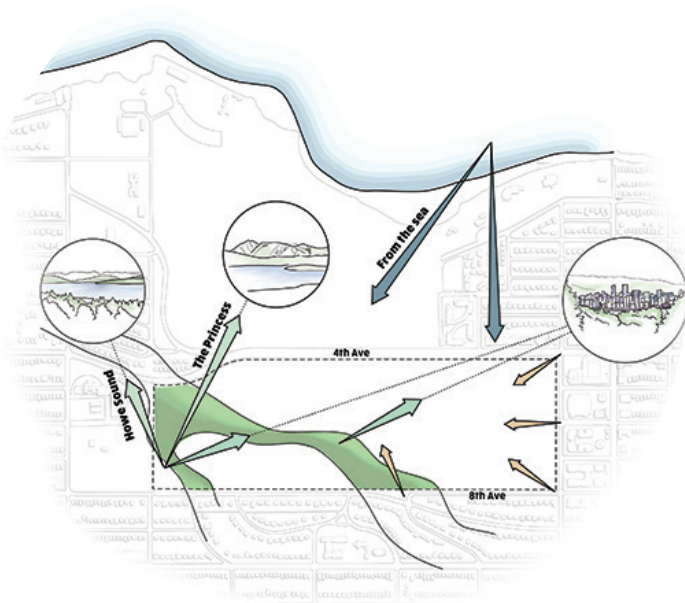
## Recognize the Ridge

- Incorporate the ridge as a form shaper. Accentuate the site's topography and the ridge through intentional placement and design of buildings, mobility corridors and open spaces.
- Maximize the ridge's hydrological and ecological value by retaining significant trees and forested areas, while sensitively incorporating buildings or walking and cycling connections.



# Natural Systems & Open Space

## Frame Significant Views



- Consider the meaning of specific views to mountains and sea. Preserve and emphasize culturally important and locally valued public views of the water, mountains and the city. Define and frame new views within the site to support wayfinding and place making.
- Create views into the site from important points of arrival to welcome people to key places within the lands.
- Mark ʔəy'alməxw / y'álmexw / Jericho Lands as a distinctive space in the larger cityscape, visible from other parts of the city.

## Celebrate Rainwater

- Reflect the natural and historic movement of water across the site by incorporating a distributed green infrastructure system.
- Capture, clean and reuse rainwater on site through water sensitive urban design that threads through a range of natural and open spaces, connections, buildings and more urban settings.
- Create a resilient rainwater system that manages water quantity and quality across the site and responds to the impacts of climate change.





# Natural Systems & Open Space



## Enhance biodiversity and ecological connections

- Enhance and integrate ecological connectivity through public, semi-public and private spaces on the site while connecting to the larger network beyond the site.
- Protect significant trees and key habitats that enrich the ecology of the site and provide natural carbon capture and storage.

## Connect Parks and Open Spaces

- Provide a connected network of parks and open spaces responding to the site's natural features and changing neighbourhood's needs to create a series of passive and active spaces to gather, make connections, and recreate.
- Create a hierarchy of welcoming and inviting park, open space, semi-public, and semi-private spaces that are integrated with the site and its built form. These spaces will be programmable to serve a diverse range of needs, ages and abilities.
- Foster intentional connections to adjacent and nearby parks, naturally managed areas, open spaces and cultural significant locations.





## An aerial photograph of a suburban neighborhood. The image shows a mix of residential housing, including single-family homes and some multi-story apartment buildings. There are several large green spaces and parks, including a prominent one in the lower center with a blue-roofed building. A major road runs diagonally from the bottom left towards the center. The upper left portion of the image is obscured by a large, solid blue polygon. In the bottom right corner, the text "7 of 18" is visible.

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



# Connections & Mobility

## Design to be Welcoming and Inclusive

- Ensure that ʔəy'alməxʷ / y'álməxw / Jericho Lands is designed to be welcoming by inviting the broader community into the site.
- Create distinctive and welcoming points of arrival, marked in a way that is inviting and expressive of Musqueam, Squamish and Tsleil-Waututh culture.
- Design accessible connections throughout the site to intentionally welcome users of all ages and abilities while celebrating the site's natural topography.



## Prioritize Walking, Rolling and Cycling

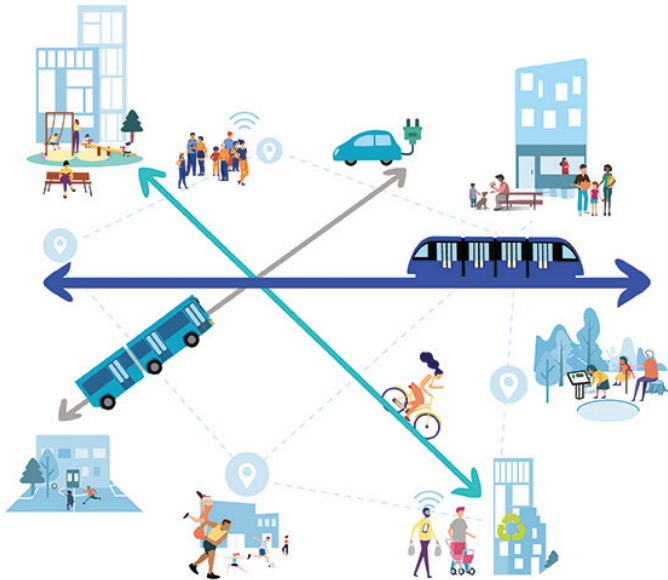
- Prioritize active travel in site design, creating a network that is highly accessible and organic, modulating the surrounding street grid to respond to the site's topography and natural systems.
- Link the high and low points of the site with an accessible green corridor that integrates active modes.
- Design a highly walkable “15-minute community” by locating shops, services, and housing close to transit.
- Establish a fine-grained network of safe and convenient human-scale connections.
- Weave together a variety of experiences and destinations including gathering spaces, natural areas, and community amenities.
- Create moments of tranquility in the landscape by providing quiet walkways through forested and naturalized landscapes.





# Connections & Mobility

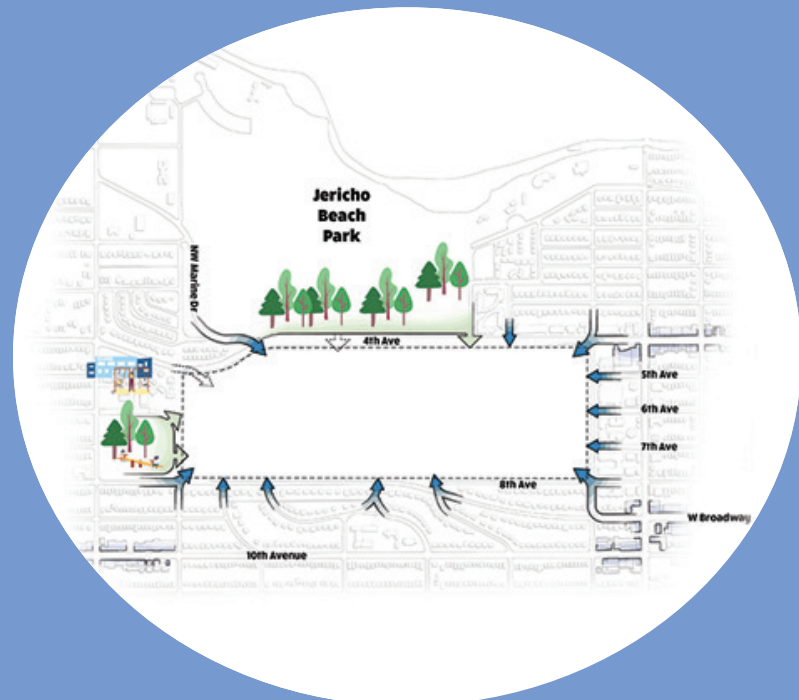
## Encourage Transit Use through Site Design



- Support existing transit with a mix of housing types, land uses, activities and destinations within easy walking or rolling distance of transit stops.
- If a SkyTrain station is located on-site, design the station precinct to celebrate arrival, and provide clear wayfinding.
- Consider first and last mile opportunities for convenient walking routes and access to cycling infrastructure such as public bike share. Consider interconnectivity of modes including bus access to the station.

## Enhance Neighbourhood Connections

- Knit together the fabric of ʔəy'alməx<sup>w</sup> / y'álməxw/ Jericho Lands and the surrounding neighbourhoods and businesses with aligned connections of existing and future streets, bike routes, and trails and guide people to key amenities, and destinations.



# Connections & Mobility

## Re-imagine West 4th Avenue

- Redesign West 4th Avenue to incorporate rainwater management, safe walking, rolling and cycling. Enhance the site's visual and ecological connection between Ṛəy'alməxʷ / y'álməxw / Jericho Lands and Jericho Beach Park.
- Humanize and animate West 4th Avenue with retail and residential uses, natural experiences, and Musqueam, Squamish and Tsleil-Waututh cultural expression.
- Locate pedestrian crossings to Jericho Beach Park sensitively in order to help protect areas of ecological and cultural sensitivity.



## Design the Site to be Car-light

- Prioritize walking, rolling, cycling and transit use, and minimize prioritization for vehicles.
- Limit vehicle access to key points and discourage through-traffic and shortcutting by design.
- Ensure that access, servicing, loading, and emergency services are achievable within the site.
- Strategies to minimize car ownership and reduce private car trips will address near-term needs.
- Consider site design approaches that allow for streets to be closed at certain times of day or during special events.
- Design parking to be adaptable and meet the changing needs of residents and visitors over time. Consider shared and flexible parking strategies, such as district parking.





# Inclusive Neighbourhood

For thousands of years, ʔəyalməxʷ/Iy' álmexw' /Jericho Lands was part of the lands and waters on which the MST hunted, gathered, and followed their cultural customs. ʔəyalməxʷ/Iy' álmexw' 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 citywide community. As a large site in a rapidly growing region, ʔəyalməxʷ / Iy' álmexw' / 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.



# Inclusive Neighbourhood

## 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 options 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.



## Design a New Neighbourhood with Distinct Districts

- Create a new neighbourhood that is welcoming and inclusive, where residents have easy access to their daily needs within a short walk or roll to their homes. Provide a broad range of land uses including residential, commercial and services, public amenities, and job space to support the new residents and the broader community.
- Development will include a range of building types and scales that respond to the site's unique natural features as well as proximity to a potential future Millennium Line Extension from Arbutus Street to UBC. Explore the placement of taller buildings to distinguish districts, accentuate the ridge, optimize transit use and create a culturally distinct skyline.
- Design for a series of distinct districts within ʔəy'alməxʷ / y'álməxw / Jericho Lands, defined by topography and community adjacencies, connected by a network of parks, open space, and walking/rolling and cycling connections.





# Inclusive Neighbourhood

## Neighbourhood Transitions

- Carefully consider neighbourhood context when designing ʔəy'alməxʷ / y'álmexw / Jericho Lands. Strengthen connections to important community destinations including West Point Grey Village, West 4th Avenue and Alma Street retail, and Jericho Beach Park.

Provide transitions that recognize that each edge of ʔəy'alməxʷ / y'álmexw / Jericho Lands is unique and requires a different design response. Reflect neighbourhood character in the design of the site's edges. Create appropriate transitions using building form, land use, and design approaches including, for example, green edges with naturalized areas, enhanced building setbacks, retention of significant trees, and provision of areas for rainwater management, where appropriate.

- Design ʔəy'alməxʷ / y'álmexw / Jericho Lands to complement the existing West Point Grey community by providing new housing choices in a variety of building forms, new amenities to serve the existing neighbourhood and new residents, and shops and services that are synergistic and aim to reinvigorate valued retail areas.
- Consideration of the site's edges will be mindful of future changes that may occur in the broader neighbourhood.



## Create a Destination for Culture, Jobs and Shopping

- Envision ʔəy'alməxʷ / y'álmexw / Jericho Lands as a unique destination celebrating Musqueam, Squamish and Tsleil-Waututh culture within the city, with a range of shopping, public amenities and services, including office and other commercial/ employment space.
- A variety of uses, integrated throughout the neighbourhood, will support the daily needs of residents of the Jericho Lands and surrounding neighbourhoods. Provide a range of supporting uses including shopping, office and other commercial/ employment spaces and public amenities.
- Create a gateway to the site by extending the fine grain retail along West 4th Avenue into the site at the northeast corner.



# Inclusive Neighbourhood

## Provide Amenities to Support the Neighbourhood

- Meet the needs of the neighbourhood with a range of amenities, such as parks, plazas, childcare facilities, a community centre, social and cultural facilities, and affordable housing.
- New amenities will serve as destinations for the new neighbourhood, broader community and visitors. Explore opportunities and collaborative models to co-locate amenities to support a variety of uses and programs.



## Neighbourhood Spaces Foster Health and Well-being

- Create unique community gathering spaces that are welcoming to all, that encourage connections with neighbours and foster community health and well-being. Locate gathering spaces and places within easy access of each neighbourhood district.
- Animate these gathering spaces by locating them at key destinations such as community facilities or retail areas, within higher density nodes, at important crossroads for movement, or entries to the new neighbourhood.
- Integrate opportunities for growing and sharing food at the site and building scale.



# Inclusive Neighbourhood



## A Unique and Vibrant Public Realm

- Create a unique and high quality public realm that honours and conveys Musqueam, Squamish and Tsleil-Waututh culture, identity, and stories to foster a strong sense of community, facilitate 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.

## Recognise Land as a Limited Resource

- Consider topography 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, water management and biodiversity, public amenities, and affordable housing.
- Design the built form to ensure solar access on the public realm, both on and off site. Shape taller built form to celebrate culturally significant views to, within and from ʔəy'alməx<sup>w</sup> / y'álməxw / Jericho.



# Sustainability & Resilience

Large sites like the 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.





# Sustainability & Resilience

## Plan for a Low Carbon Neighbourhood

- Respond to the climate emergency with a comprehensive approach that minimizes carbon pollution through supporting transit and active transportation and through building efficiency, renewable energy supply, and sustainable material choices.
- Create a compact, mixed-use neighbourhood. Orient streets, movement corridors and buildings to promote passive design, optimize energy performance and take advantage of Vancouver's climate to minimize reliance on engineered systems.
- A comprehensive approach to the climate emergency also requires a focus on minimizing carbon pollution in buildings through improved building efficiency, reliance on renewable energy supply and sustainable material choices.
- Recognize that designing the Jericho Lands to prioritize active transportation modes, encourage transit use and provide housing near shops and services, plays a significant role in the reduction of carbon emissions.



## Design with Climate Change in Mind

- Consider impacts of changing climate conditions on the site. Plan for future air quality events with careful design of building ventilation systems and 'clean air shelters' in community spaces, in recognition of the increased frequency and severity of forest fires expected to impact our region.
- Ensure buildings, ecosystems and landscapes, and public spaces are designed with future climate conditions in mind, including hotter, drier summers, and wetter rainy seasons.
- Facilitate low-impact approaches to water infrastructure. Embed rainwater management into the core of the site design so future increases in amount and intensity of rainfall can be handled using natural systems. Conserve potable water to recognize the future increase in demand and decrease in available drinking water in summer months. Manage and protect groundwater resources.



# Sustainability & Resilience

## Define a Place that is Resilient and Adaptable

- Design with flexibility, adaptability and resilience in mind. Develop a thriving and prepared neighbourhood that can respond effectively to climate shocks and stresses over the long-term.
- Design landscape, buildings and infrastructure to be reliable and able to withstand or accommodate significant events like earthquakes, overland flooding, and fire.
- Provide public amenities that support community resilience and foster equity, and that are able to serve as emergency support hubs in times of need.
- Consider ways to increase local food security through enhancing access to sustainably grown food, and to healthy and affordable food retail options both within the neighbourhood and within walking, transit or cycling distance.



## Amplify Reconciliation and Long-term Prosperity

- Recognize and support the Jericho Lands as a site of reconciliation and prosperity to support the Musqueam, Squamish and Tsleil-Waututh Nations.
- Support ongoing opportunities for education, training and employment for members of the Musqueam, Squamish and Tsleil-Waututh Nations.
- Reflect the leadership role of the Musqueam, Squamish and Tsleil-Waututh as stewards of these lands and aspire to a future for ʔəy'alməxʷ / y'álməxw / Jericho that is a global precedent for reconciliation and contemporary Indigenous urbanism.

