CITY OF VANCOUVER

ʔəy̓ alməxʷ[1] Iy̓ álmexw[2]

JERICHO LANDS

DRAFT GUIDING PRINCIPLES

These draft Guiding Principles are based on community feedback, City of Vancouver objectives and policies, and the Landowners' aspirations. The Guiding Principles will provide high-level direction to the creation of the Jericho Lands Policy Statement.

[1] ʔəy ̓almaxʷ is the place name in the hən ̓q ̓əmin ̓əm ̓ language spoken by Musqueam and Tsleil-Waututh ancestors.

[2] Iy ̓álmexw is the place name in the Sḵwx ̱wú7mesh language spoken by Squamish and Tsleil-Waututh ancestors.

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

The redevelopment of ʔəy ̓almaxʷ / Iy̓ álmexw / 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. ʔəy ̓almaxʷ/ Iy̓ álmexw/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

ʔəy ̓almaxʷ/ Iy̓ álmexw / 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 ʔəy ̓almaxʷ / Iy̓ álmexw / 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 ʔəy̓ʼalməxʷ / Iy̓ álmexw / 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 ʔəy ʼalməxʷ / Iy̓ álmexw / 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 ʔəy ʼalməxʷ / Iy̓ álmexw / Jericho Lands within the neighbourhood and city.

5. Connect Within and Beyond

Access to and through the ʔəy̓ʼalməxʷ / Iy̓ álmexw / 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 ʔəy ʼalməxʷ / Iy̓ álmexw / 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 ʔəy ʼalməxʷ / Iy̓ álmexw / the Jericho Lands are an opportunity to create a place that evolves over time to meet the needs of generations to come. ʔəy̓ʼalməxʷ / Iy̓ álmexw / 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 ʔəy ʼalməxʷ / Iy̓ álmexw / Jericho Lands as a visionary blend of ecological and urban systems.

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