

The Jericho Lands planning program is a comprehensive planning process being undertaken by the City of Vancouver, 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 planning program will help create a policy statement to guide future redevelopment of ?əy 'alməxw' / y 'almexw ² / the Jericho Lands.

Emerging Site Planning Ideas

As part of the Jericho Lands planning program (initated in March, 2019), City staff have worked collaboratively to develop a series of Emerging Site Planning Ideas for the lands. These ideas are based on community feedback, stakeholder priorities, City objectives and policies, and the landowners' aspirations. In addition to Embedding Indigenous Values and Knowledge below, there are 24 Emerging Ideas in total represented across 4 distinct topic areas. These topic areas include: Natural Systems & Open Spaces; Connections & Mobility; Inclusive Neighbourhood; and Sustainability & Resilience. The Emerging Ideas look to the future of what ?əy 'alməxw / y 'alməxw / the Jericho Lands can become and are intended to provide input into the development of a preliminary site concept for the lands. The Emerging Ideas were endorsed by City Council in June, 2021.

Embedding Indigenous Values and Knowledge

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TAKE THE SELF-GUIDED TOUR

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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 ?əy alməx / y almexw / Jericho Lands as a distinctive space in the larger cityscape, visible from other parts of the city.

Inclusive Neighbourhood

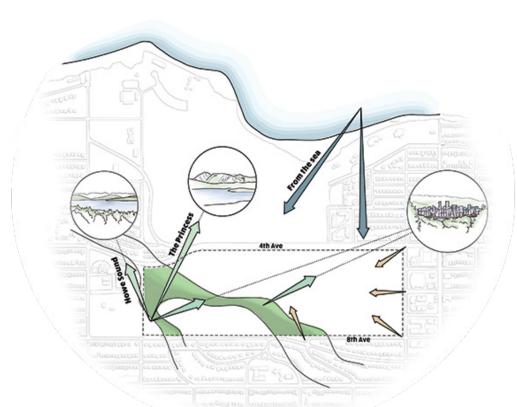
Neighbourhood transitions

- Carefully consider neighbourhood context when designing ?ay 'almaxw / y 'almaxw / 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 ?ay 'almaxw / y 'almaxw / 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 ?ay'almaxw / y'almaxw / 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.

Sustainability & Resilience

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 'Pay 'almaxw / y 'almaxw / Jericho that is a global precedent for reconciliation and contemporary Indigenous urbanism.









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Natural Systems & Open Space

Recognize the ridge

- Incorporate the ridge as a form shaper, accentuating the site's topography and the ridge through intentional placement and design of buildings, mobility corridors and open space network.
- Maximize the ridge's ecological value by retaining significant trees and sensitively incorporating gently sloped walking and cycling connections, while also maximizing ecological connectivity.

Connections & Mobility

Prioritize walking, rolling and cycling

- Prioritize sustainable 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.
- Design a highly walkable "15-minute community" by locating shops, services, and transit close to housing.
- Link the high and low points of the site with a central green corridor that integrates active modes, and establish a fine-grained network of safe and convenient humanscale connections. Celebrate where these paths meet. Weave together a variety of experiences and destinations including gathering spaces, natural areas, and community amenities, and create moments of tranquility in the landscape through the inclusion of quiet walkways through forested and naturalized landscapes.

Inclusive Neighbourhood

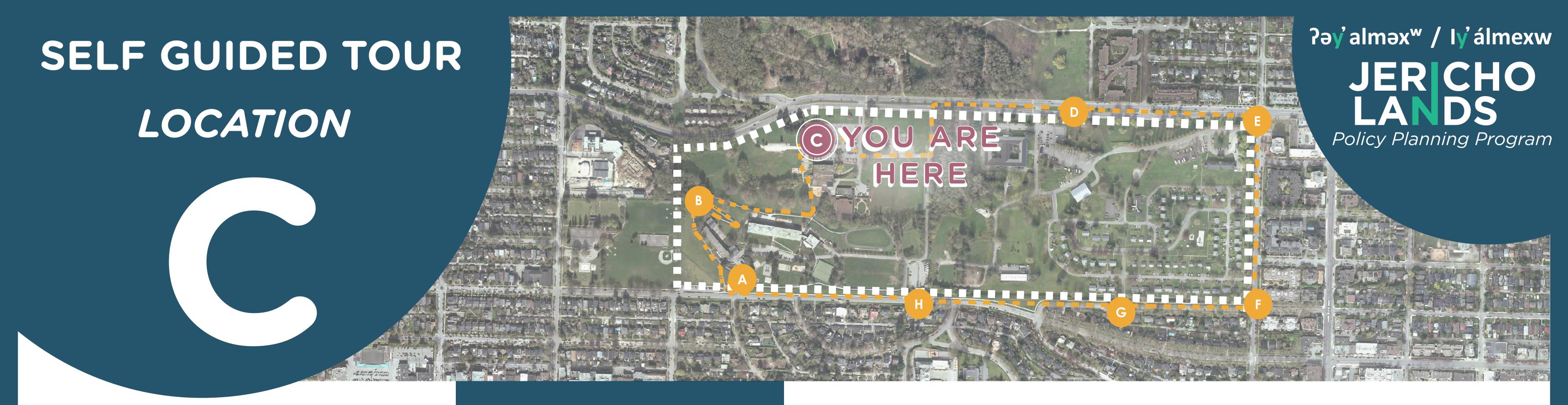
Neighbourhood spaces foster health and well-being

- 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 nearby, areas of higher densities, at important crossroads for movement, or entries to the new neighbourhood.









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Natural Systems & Open Space

Start with the land

- Respect the Earth; take care of your house. Respond to and enhance the site's natural systems as a starting point for the development's layout.
- Biodiversity, significant trees, hydrology, ecologically rich open spaces, and the dramatic topography of the site and ridge are foundations of the new development.

Connections & Mobility

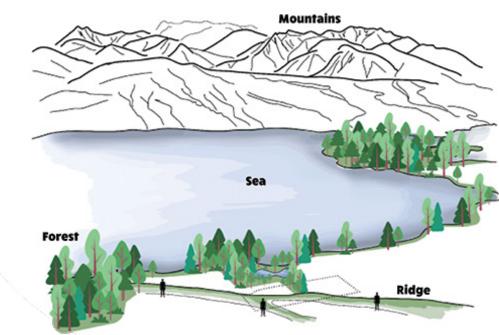
Design to be welcoming and inclusive

- Ensure that ?ay almaxw / y almaxw / Jericho Lands is designed to be welcoming and inclusive to all. This goal, including consideration of enhancing accessibility through street design, connections, and the public realm, will be central to the design of the new community.
- Invite the broader community into the site at key entrances. Include permeable rather than insular mobility networks and incorporate porous edges that invite passers-by to enter and pass through.
- Create a gateway to the site by extending the fine grain retail along West 4th Avenue into the site at the northeast corner. Mark gateways and key access points with MST welcome figures that serve to invite people into the neighbourhood, opening their arms to visitors and/or telling people they are home.
- Design accessible connections throughout the site to intentionally welcome users of all abilities and to celebrate the natural topography.

Inclusive Neighbourhood

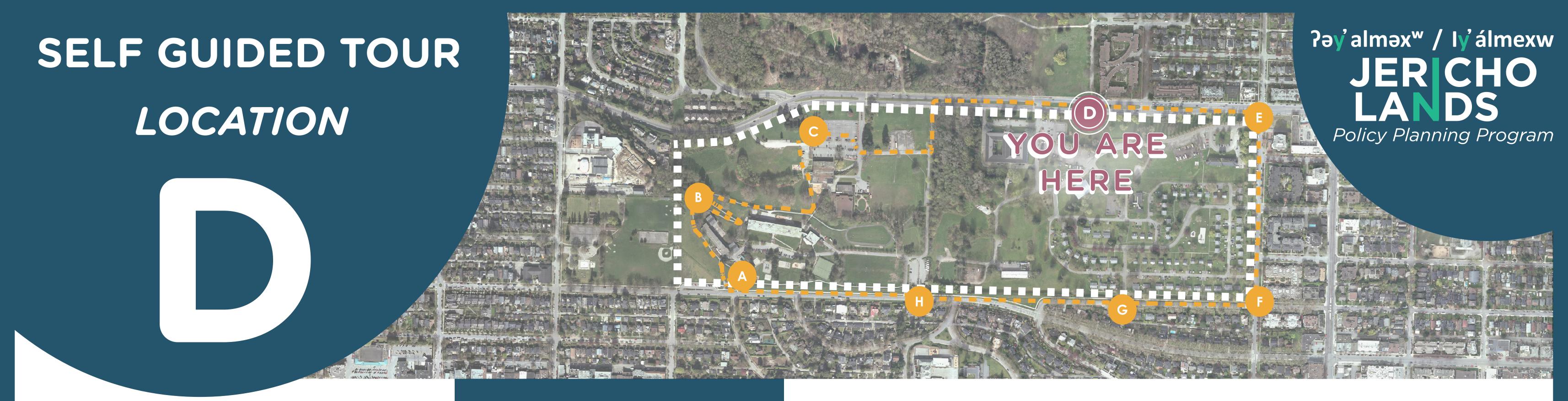
Provide amenities to support the neighbourhood

• Meet the needs of the community with a range of amenities, such as parks, plazas, childcare facilities, a community centre, and affordable housing, that are embedded within the community and serve as destinations for local residents and visitors. Explore opportunities and collaborative models to co-locate amenities to support a variety of uses and programs.









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Connections & Mobility

Reimagining 4th Avenue

- Redesign West 4th Avenue to incorporate rainwater management, safe walking, rolling and cycling, and enhancing the tree canopy to create a visual and ecological connection between the Jericho Lands and Jericho Beach Park.
- Humanize and animate West 4th Avenue with a variety of interfaces including retail, residential, and natural experiences.
- Design 4th Avenue with designated entries to Jericho Park to protect areas of ecological or cultural sensitivity.

Inclusive Neighbourhood

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 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.
- Add permeability and visibility to link housing, services, and community amenities and create safe, comfortable, convenient and accessible routes that prioritize walking, cycling, and public transit.



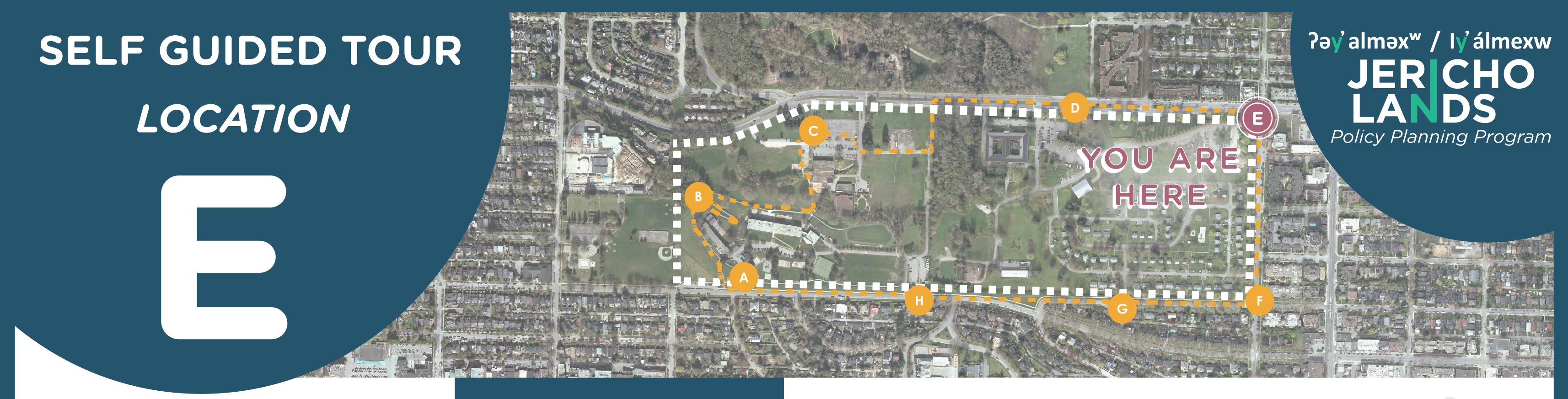




Plan for a low carbon neighbourhood

- 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.
- Pursue the highest sustainability and lowcarbon standards in place at time of building design as development will be phased over coming decades.
- 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.





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Natural Systems & Open Space

Celebrate rain water

- Reflect the natural and historic movement of water across the site by incorporating a green infrastructure system in a distributed way across the site.
- Capture, clean and reuse rainwater on site through sensitive 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 and its impacts over time.

Inclusive Neighbourhood

Create a destination for culture, jobs and shopping

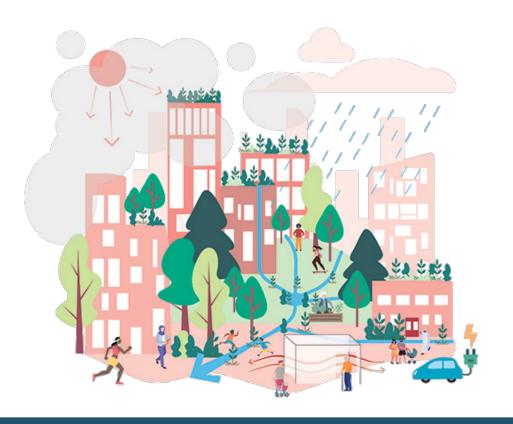
- Envision Jericho Lands as a unique destination within the city with a range of shopping, public amenities and services, including office and other job space.
- This variety of uses, integrated throughout the neighbourhood, will support the daily needs of residents of the Jericho Lands and surrounding neighbourhoods.
- Create distinctive and welcoming points of arrival, marked in a way that is inviting and expressive of MST culture. Extend the fine grain retail along West 4th Avenue into the site.

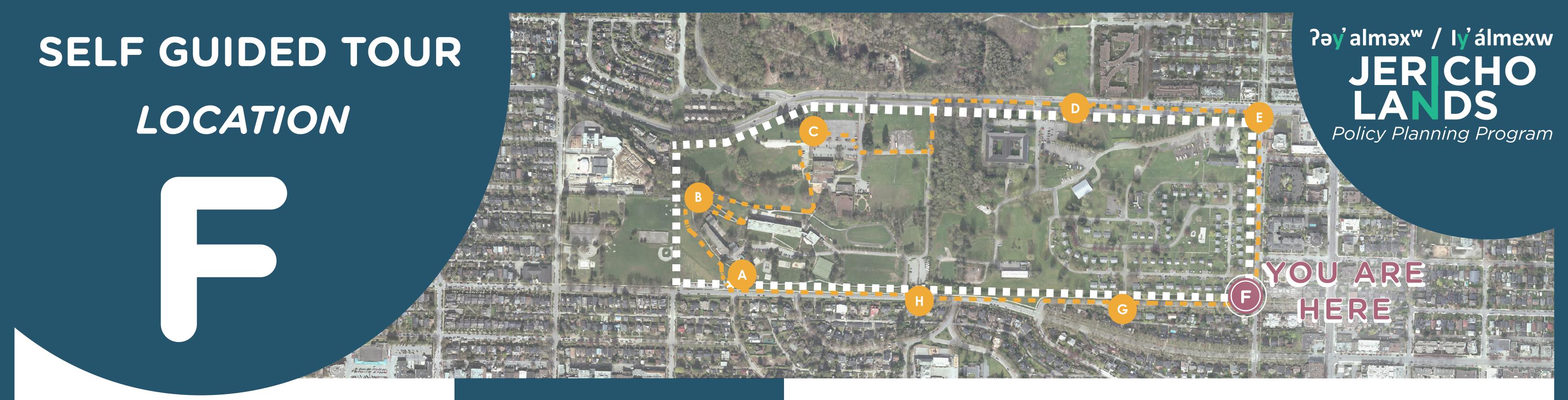


Sustainability & Resilience

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.





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Connections & Mobility

Encourage transit use through site design

- Support existing transit serving the Jericho Lands with a mix of homes, uses, activities and destinations within easy walking or rolling distance of transit stops.
- If a future SkyTrain station is located onsite, design the station to celebrate arrival on the site, optimize views to the mountains and ocean, and provide clear wayfinding. Carefully consider arrival and access to a station and interconnectivity of buses with the transit station.
- Consider first and last mile opportunities for convenient walking routes and access to cycling infrastructure such as public bike share.

Inclusive Neighbourhood

Diverse housing choices

- Create a diverse and inclusive new community 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.
- Creating a welcoming neighbourhood to diverse people means offering diverse housing choices for a variety of needs and preferences. 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.

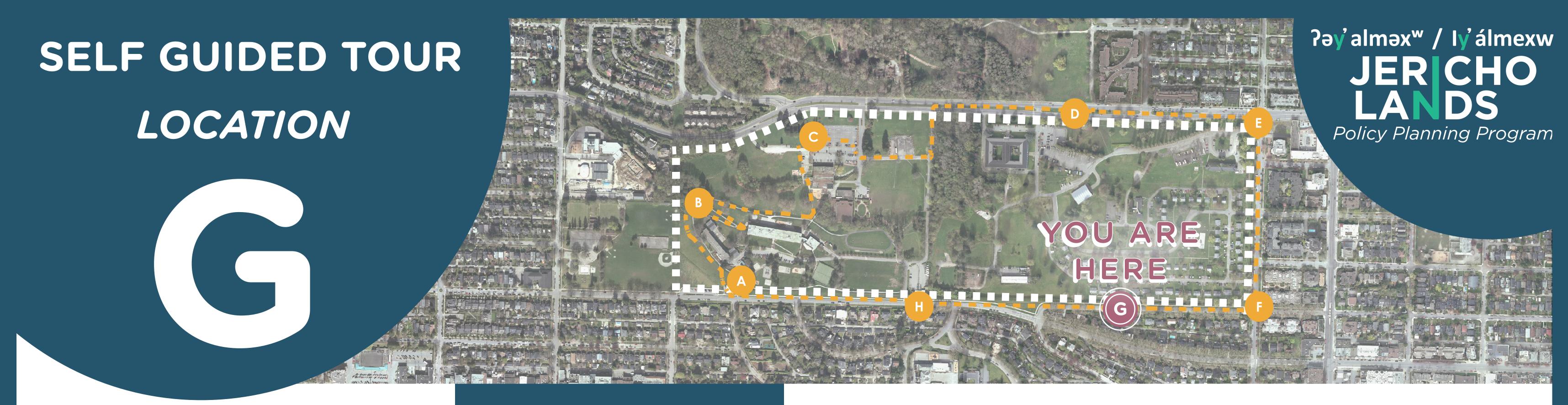
Sustainability & Resilience

Design 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 buildings and infrastructure to be reliable and able to withstand 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 sustainability grown food, and to healthy and affordable food retail options both within the neighbourhood and within walking, transit or cycling distance.







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As part of the Jericho Lands planning program (initated in March, 2019), City staff have worked collaboratively to develop a series of Emerging Site Planning Ideas for the lands. These ideas are based on community feedback, stakeholder priorities, City objectives and policies, and the landowners' aspirations. In addition to embedding Indigenous Values and Knowledge below, there are 24 Emerging Ideas in total represented across 4 distinct topic areas. These topic areas include: Natural Systems & Open Spaces; Connections & Mobility; Inclusive Neighbourhood; and Sustainability & Resilience. The Emerging Ideas look to the future of what ?əy 'alməxw / y 'alməxw / the Jericho Lands can become and are intended to provide input into the development of a preliminary site concept for the lands. The Emerging Ideas were endorsed by City Council in June, 2021.

Embedding Indigenous Values and Knowledge

'Embedding Indigenous Values' means that $2 \theta y' a l m \theta x^w / y' a l m x$

¹ **?ay 'almax''** is the place name in the han 'q 'amin 'am' language spoken by Musqueam and Tsleil-Waututh ancestors.

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?ay almaxw/ y almexw /the Jericho Lands lies in the unceded traditional territories of the xwmaθkwayam (Musqueam), Skwxwú7mesh (Squamish), and sálílwata (Tsleil-Waututh) Nations.

The City of Vancouver, in collaboration with the joint venture partnership, invites you to learn more about the Emerging Site Planning Ideas by taking a self-guided tour of ?ay 'almaxw / y 'almaxw / the Jericho Lands

This self-guided tour is intended to allow you to envision the future of ?əy 'alməx" / y 'almexw / the Jericho Lands through the lens of the Emerging Ideas.

The Emerging Ideas are represented on information boards in 8 locations across the site, as seen in the map above. Each of the information boards highlights 3 distinct Emerging Ideas.

We invite you to read the Emerging Ideas at this location, and imagine how these Emerging Ideas, embedded with Indigenous values, can guide the future development of this site.

Please explore any and all of the 8 information boards at your own pace.

If you don't have time for the self-guided tour, but would like to learn more about the Jericho Lands planning program and the Emerging Site Planning Ideas, please visit our project web page at:

www.shapeyourcity.ca/jericho-lands

or Scan here:



Natural Systems & Open Space

Connect park and open space

- Provide a connected network of parks and open spaces responding to the site's natural systems and features and the community's needs for a series of passive and active spaces to gather and recreate.
- Create a hierarchy of welcoming and inviting open park, semi-public, and semiprivate 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.

Connections & Mobility

Design the site to be car-light

- By prioritizing walking, rolling, cycling and transit use, the Jericho Lands will be designed to minimize space and prioritization for vehicles. Vehicle access will be limited to key points and through traffic and short-cutting will be discouraged by design.
- The design will 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. Parking will be flexible to meet the changing needs of residents over time. Consider "seasonality" approaches to vehicular infrastructure so that streets can be closed to vehicles during special gathering events and at times when other modes of transport are preferred.

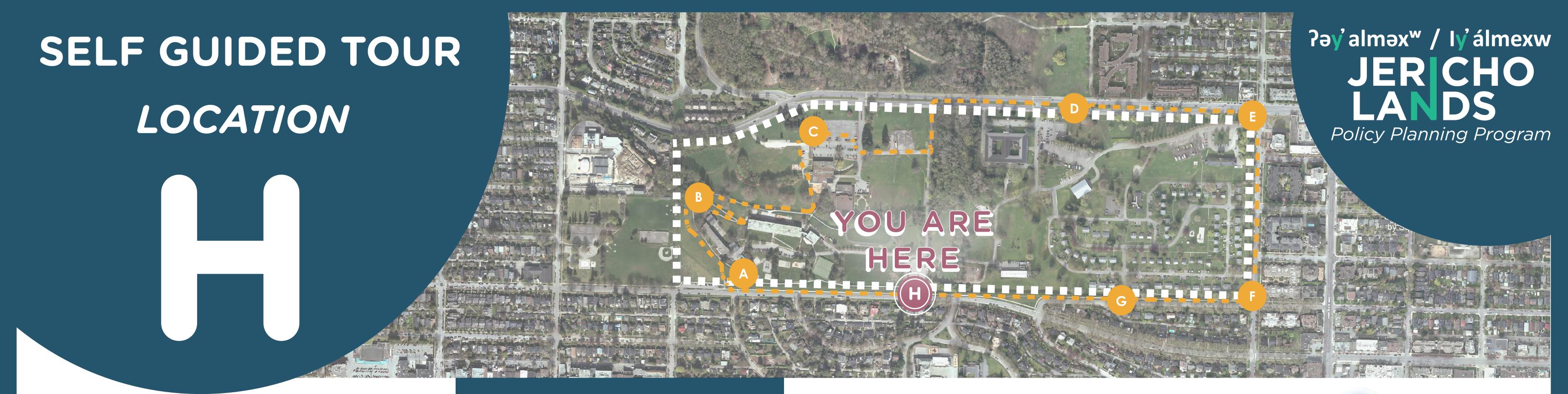


Inclusive Neighbourhood

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 protection of land for parks, open space and biodiversity, the desire for amenities such as community centres and childcare facilities, and the provision of a range of housing including affordable housing.
- Design the built form to optimize solar access on the public realm, on and off site. Shape taller built form to celebrate culturally significant views to, within and from Jericho.





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TAKE THE SELF-GUIDED TOUR

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Natural Systems & Open Space

Enhance biodiversity and ecological connections

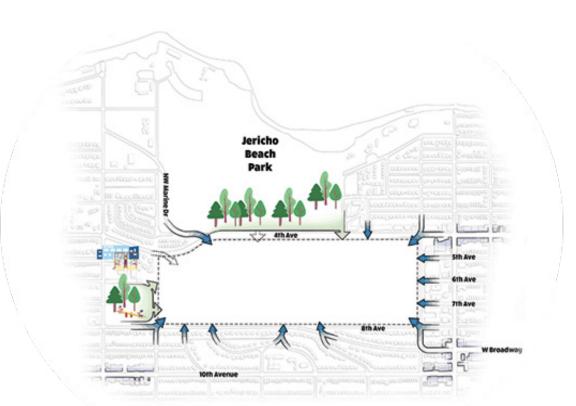
- Enhance and integrate ecological connectivity through public, semi-public and private spaces on the site while connecting to the larger network beyond the site.
- Protect significant trees and key habitats that enrich the ecology of the site and provide natural carbon capture and storage.

Jericho Beach Park Lecure Communication The many of the communication of the communication

Connections & Mobility

Enhance neigbourhood connections

- Knit together the fabric of the Jericho Lands and the surrounding neighbourhoods with aligned connections to existing and future streets, bike routes, and park trails that guide people to key amenities, and destinations.
- Carefully consider the treatment of adjacent streets, edges and gateways as points of connections with the existing community and as welcome points into the lands.
- Create a street and pedestrian network that is well connected within the site and to the neighbourhoods and land uses beyond the site.



Inclusive Neighbourhood

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 to their homes. Provide a full 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 SkyTrain extension 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 the lands, defined by the ridge, topography and community adjacencies, connected by a network of parks, open space, and walking and cycling connections.

