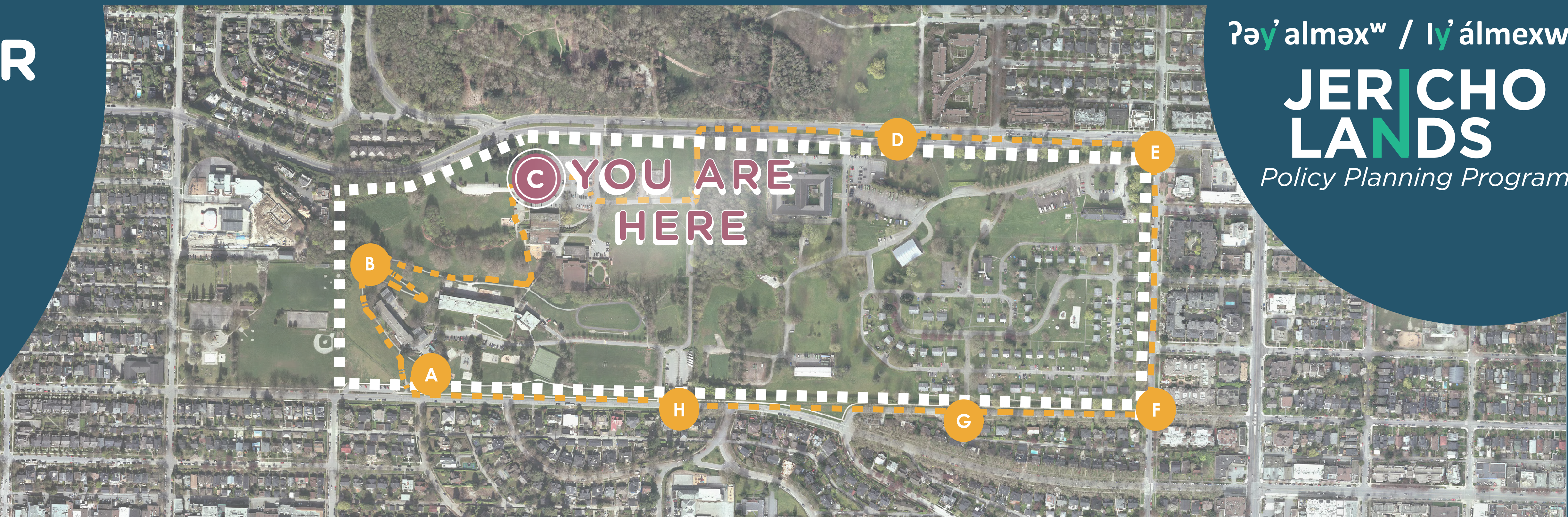


**JER|CHO
LANDS**

Policy Planning Program



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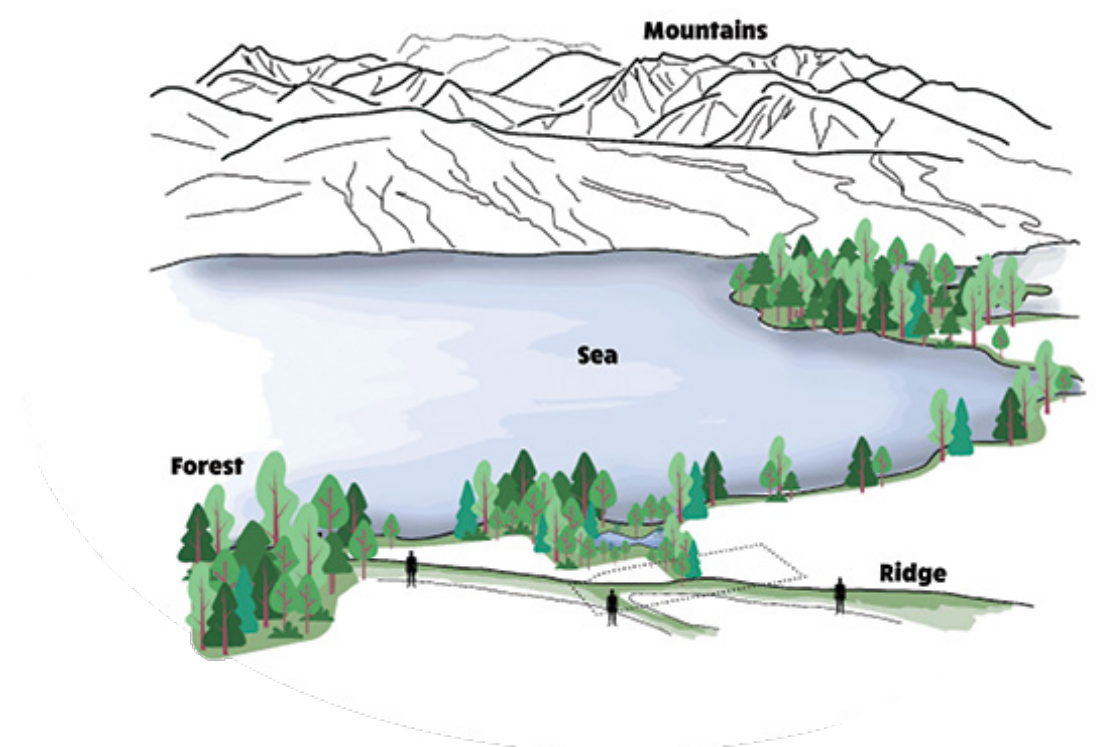
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Start with the land

- 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.



Design to be welcoming and inclusive

- Ensure that ʔəy'alməxw /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.



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.





An aerial photograph of a suburban neighborhood with houses, streets, and green spaces. Overlaid on the image is the text "YOU ARE HERE" in large, white, outlined letters. The text is positioned in the upper left quadrant of the image, with "YOU ARE" on the top line and "HERE" on the bottom line. The letters are slightly tilted to the right. The background shows a typical suburban street layout with houses and lawns.

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- 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.



- 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.



- 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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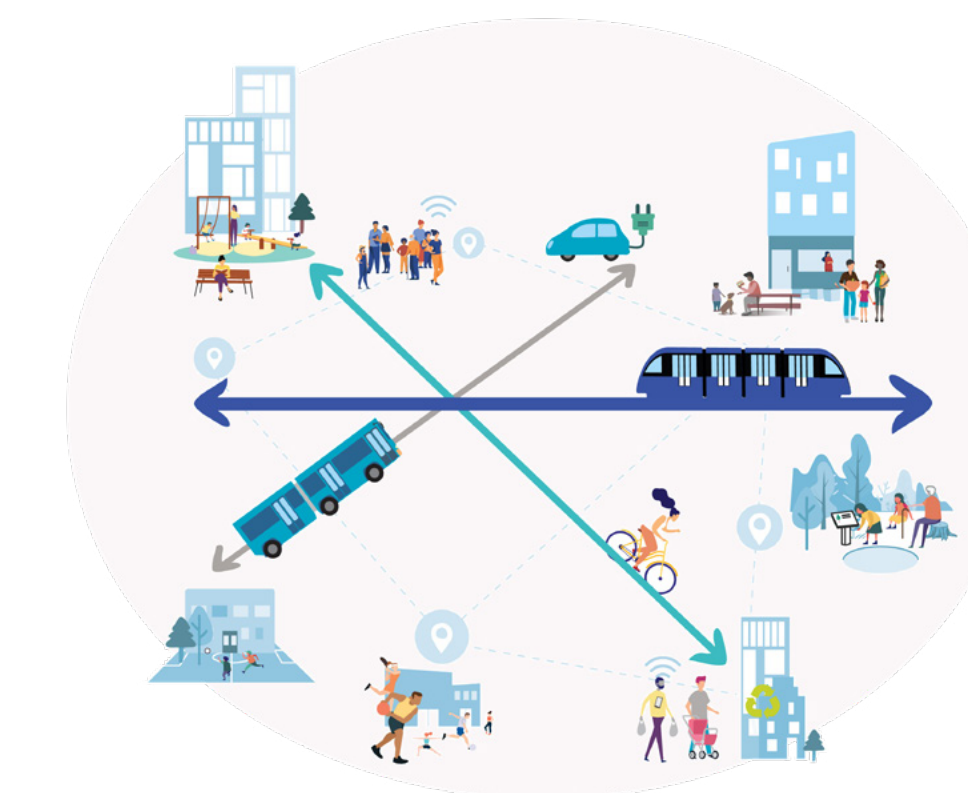
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- Support existing transit serving the Jericho Lands with a mix of homes, uses, activities and destinations within easy walking or rolling distance of transit stops.
- If a future SkyTrain station is located onsite, design the station to celebrate 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.



- 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.



- 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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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.



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.



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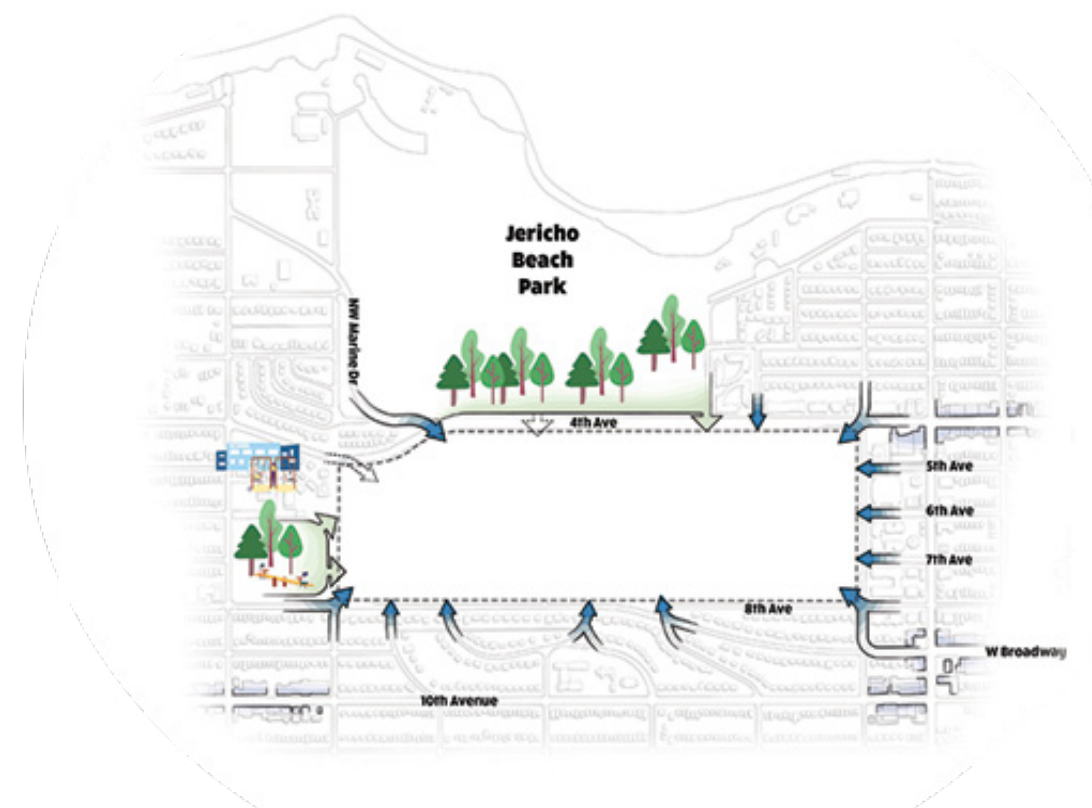
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- Enhance and integrate ecological connectivity through public, semi-public and private spaces on the site while connecting to the larger network beyond the site.
- Protect significant trees and key habitats that enrich the ecology of the site and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



- 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.



- 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.

