



## Introduction

This document provides additional information about the draft ʔəyálməxw/Iyálməxw/Jericho Lands Official Development Plan (ODP) and the project to date, as well as updates about the proposed Millennium Line UBC SkyTrain Extension (UBCx). A summary of the ‘One Water Approach’ being adopted for the site, including preliminary findings from the groundwater investigations currently being undertaken, is also available on our webpage.

## Context and Background

ʔəyálməxw/Iyálməxw/Jericho Lands lie within the unceded traditional territories of the xʷməθ kʷəyəm (Musqueam Indian Band), Skwxwú7mesh (Squamish Nation), and səlilwətaʔ (Tsleil-Waututh Nation) (“MST Nations”). For millennia, the site was part of the lands and waters on which the MST Nations hunted, gathered and followed their cultural customs.

ʔəyálməxw/Iyálməxw was the name of an important village that was once located close to the Salish Sea and what we now know as Jericho and Locarno beaches.

Today, ʔəyálməxw/Iyálməxw/Jericho Lands refers to an approximately 36-hectare (90 acre) site, which is bound by West 4<sup>th</sup> Avenue to the north, Highbury Street to the east, West 8<sup>th</sup> Avenue to the south, and West Point Grey Park (Trimble Park) and Queen Mary Elementary School to the west. The eastern portion of the site, known as Jericho Garrison, is 21 hectares (52 acres). The Western portion, known as Jericho Hill, is 15 hectares (38 acres).

ʔəyálməxw/Iyálməxw/Jericho Lands are owned by a joint venture partnership between the xʷməθkʷəyəm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətaʔ (Tsleil-Waututh) (MST) Partnership (MST Partnership), and Canada Lands Company (CLC).

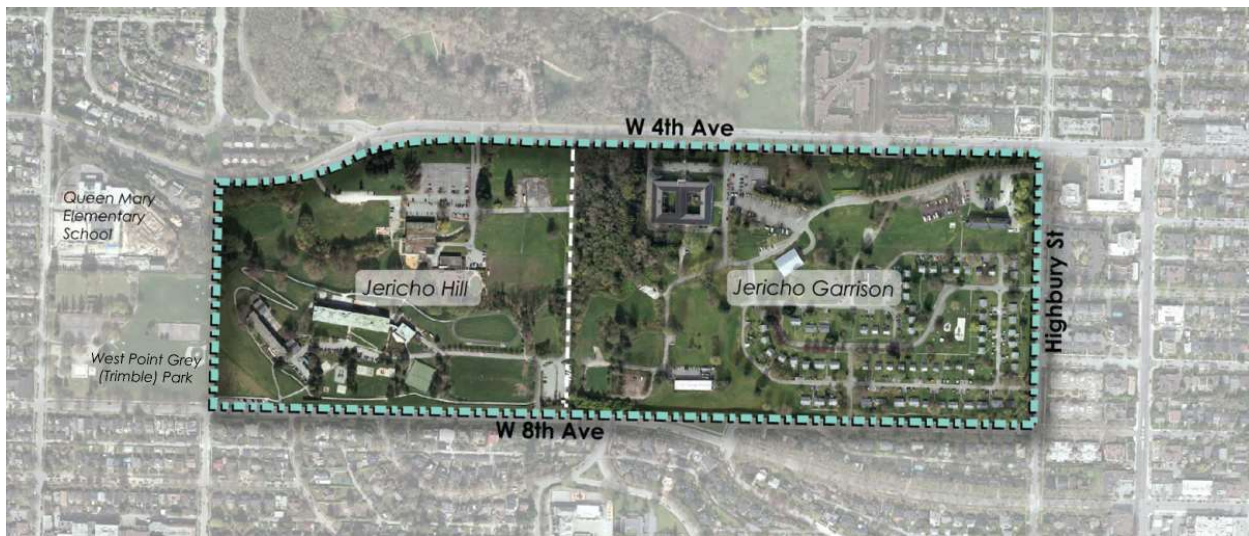


Figure 1: ʔəyálməxw/Iyálməxw/Jericho Lands Site.

## Jericho Lands Policy Statement (2024)

Redevelopment of ʔəʔalməxʷ/Iʔálməxw/Jericho Lands is an opportunity for the MST Nations to express their deep connection to the land while bringing forward new opportunities for prosperity for future generations. In July 2018, at the request of the Landowners, City Council approved a planning program to create a Policy Statement for the site.

In January 2024 Council approved the [ʔəʔalməxʷ/Iʔálməxw/Jericho Lands Policy Statement](#), which is a plan to guide future phased rezoning applications for development of ʔəʔalməxʷ/Iʔálməxw/Jericho Lands over approximately 25 years.

Blanketed with the MST Nations’ culture and design, ʔəʔalməxʷ/Iʔálməxw/Jericho Lands will be a high-density, mixed-use and car-light community centred on rapid transit, which embraces its natural setting and is welcoming and inclusive to all. It will provide approximately 13,000 new homes for around 24,000 residents and employment spaces for around 3,000 new jobs, supported by an array of community amenities, including about 30 acres of new parks and open space, and a fine-grained network of walking and cycling paths.



**Figure 2: Illustrative Development Concept.**

The City recognizes ʔəʔalməxʷ/Iʔálməxw/Jericho Lands as an important place of Reconciliation. The MST Cultural Whorl including the seven Cultural Site Planning Elements is foundational to site plan (see Figure 3 below). The MST Cultural Whorl was created from the knowledge, stories, and input shared by MST Nations’ Community Members. It weaves a pattern of interconnected cultural design inspirations, cultural site planning elements, and cultural design principles that will blanket ʔəʔalməxʷ/Iʔálməxw/Jericho Lands with MST Nations’ culture.

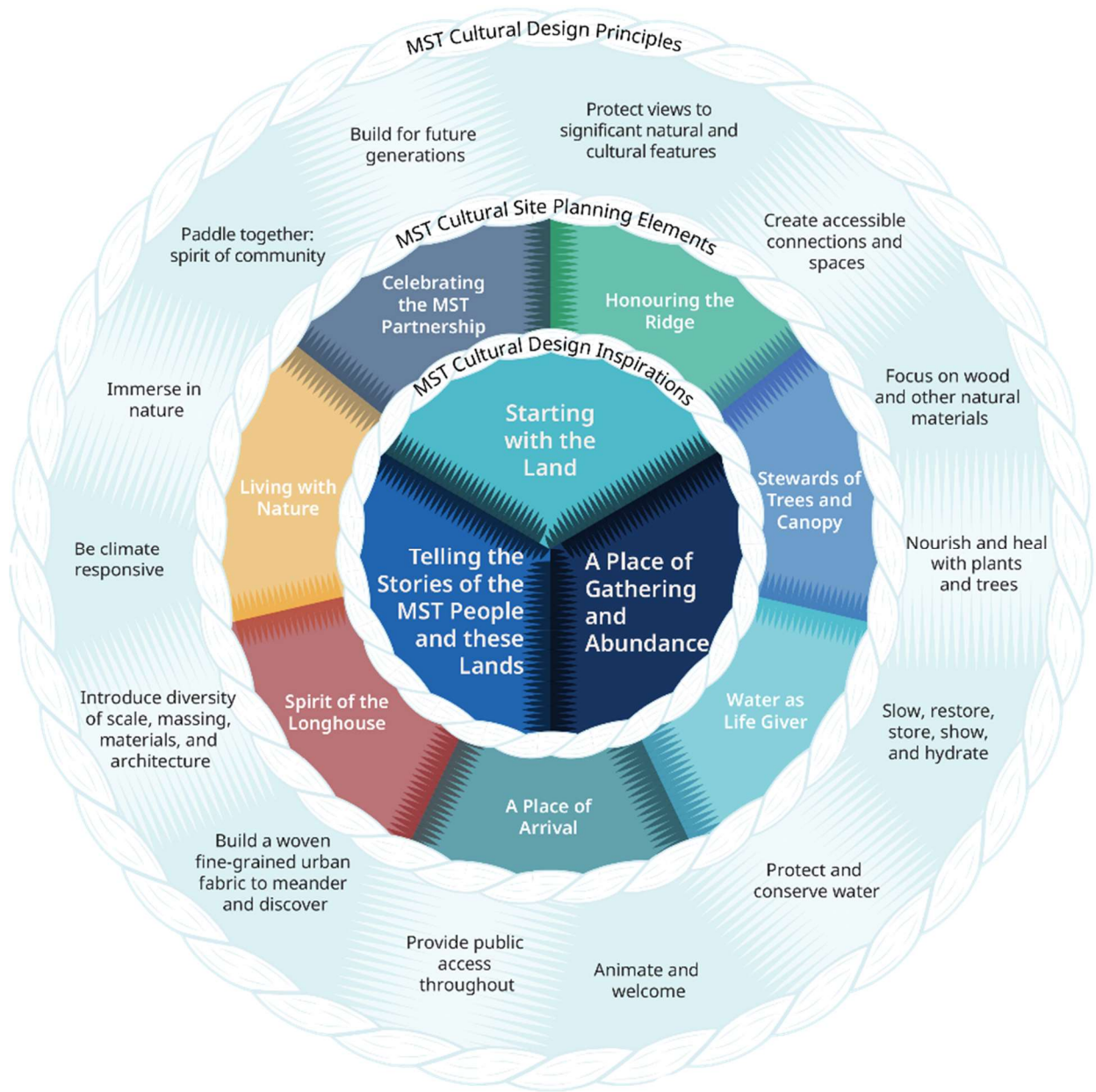


Figure 3: MST Cultural Whorl.

## Jericho Lands Official Development Plan

Following Council approval of the ʔəyalməxw/Iyálməxw/Jericho Lands Policy Statement in January 2024, the ʔəyalməxw/Iyálməxw/Jericho Lands Official Development Plan (ODP) is the next step in implementing the project prior to the rezoning application for the first phase of development.

The ODP is not a City planning requirement for the ʔəyalməxw/Iyálməxw/Jericho Lands but is instead being prepared at the request of the MST Partnership to embed development allowances and affordable housing, public amenity and infrastructure obligations in a by-law as regulation, providing more certainty than the Policy Statement. This will support the MST Partnership in securing financing from lenders to allow project implementation to progress. The ODP translates the key elements of the Policy Statement related to permitted floor areas, land uses, housing tenures, public amenities, and development phasing into an ODP format and by-law language.

The draft ODP is now being shared so the public can review it and ask questions of City staff prior to its consideration by Council at a public hearing, which is expected in April 2025.

### Frequently Asked Questions

#### **How does the Jericho Lands ODP relate to the Policy Statement?**

The Policy Statement is the primary, comprehensive policy framework, including for the weaving of MST culture, to guide the preparation and review of rezoning and development permit applications for ʔəyalməxw/Iyálməxw/Jericho Lands. The ODP mirrors the Policy Statement and establishes requirements for the key land use, public amenity/infrastructure, and phasing provisions in a By-law.

#### **Will the entire Jericho Lands site be rezoned with the ODP? Are there any more opportunities for public engagement?**

No, the ODP does not rezone the site. Following Council adoption of the ODP, the ʔəyalməxw/Iyálməxw/Jericho Lands development will progress through phased rezoning applications, which will be guided by the Policy Statement and in compliance with the ODP. Rezoning applications generally consider land uses, building heights and densities, form of development, and public benefits. Each rezoning application will include notification and public engagement and be subject to Council approval. Following a rezoning approval by Council, development permit (DP) applications will be submitted for approval of the detailed design of the buildings and public realm. The DP applications will also include opportunities for feedback from the public. Building permit (BP) applications are then required for excavation and construction.

#### **When is the rezoning application for the first phase of the Jericho Lands development expected?**

The landowners are currently advancing significant work to submit the first rezoning application for ʔəyalməxw/Iyálməxw/Jericho Lands by late 2025 or early 2026. This is expected to be for the Watchmens' Hill sub-area in the western portion of the site (see p. 19 in the draft ODP).

## Millennium Line UBC SkyTrain Extension (UBCx)

The proposed Millennium Line UBC SkyTrain Extension (UBCx) would extend the Millennium Line SkyTrain from the Arbutus Street terminus of the Broadway Subway (currently under construction) to the University of British Columbia (UBC). UBCx is identified as a key regional priority in TransLink’s *Access for Everyone Plan* (previously known as *Transport 2050: 10-Year Priorities*).

In spring 2022, City Council and TransLink’s Mayors’ Council endorsed general locations for three stations on UBCx within the city of Vancouver – one at Broadway and Macdonald Street, a second at Broadway and Alma Street, and the third serving ᑲᓄᓐᓄᓐ/ᓄᓐᓄᓐ/Jericho Lands.



Figure 4: UBCx SkyTrain extension stations within the city of Vancouver. Note: station locations are for illustrative purposes only.

## Frequently Asked Questions

### Why is UBCx important to the Jericho Lands project?

Sustainable mobility is central to the City’s transportation priorities, with an emphasis on people walking, rolling, cycling and taking transit. ᑲᓄᓐᓄᓐ/ᓄᓐᓄᓐ/Jericho Lands is a major opportunity to create a forward-thinking sustainable community that embraces active mobility and transit for daily needs. The objective is to create a community where 80% of all trips are made by sustainable modes of transportation.

UBCx is integral to ᑲᓄᓐᓄᓐ/ᓄᓐᓄᓐ/Jericho Lands being a high-density, mixed-use and car-light community. All areas within the site will be within a 10-minute walk of one or both of the proposed Jericho and Alma stations. UBCx will also enable visitors from other parts of the city and region to easily access the community and nearby destinations, such as Jericho Beach Park.

**What is the status of the technical work for the UBCx business case?**

The key project partners, consisting of the Province and federal, regional, and local governments, First Nations, UBC and TransLink are advancing the planning work for the UBCx business case and funding strategy. While the project is important to the Province as indicated by the recent inclusion of UBCx in the Minister of Transportation and Transit's mandate letter, no funding decisions or commitments have been made to date to construct the project.

**When is UBCx expected to be completed and operational by?**

Until funding is secured for the project, the Province is not able to provide an anticipated completion date. Once funding is confirmed the project would likely take 7-9 years to procure a contractor, design and construct the line.

**What happens if UBCx is significantly delayed or does not proceed, or if the UBCx alignment and Jericho Station location changes from the current Policy Statement and ODP assumption?**

The Policy Statement and ODP contain provisions to account for these scenarios:

- If the proposed UBCx SkyTrain and the Jericho Station are not approved and funded, or if UBCx implementation is later than the completion of the Watchmens' Hill phase of the ʔəyalməx<sup>w</sup>/Iyálməxw/Jericho Lands development, the site plan and phasing strategy will need to be reviewed. This would include adjusting the plan to ensure that development does not exceed the mobility capacity of the site and surrounding movement network.
- If the proposed SkyTrain alignment across the site and the Jericho Station location were to change significantly from the current assumption, the site plan and phasing would be reviewed and adjusted as necessary.