

BACKGROUND

History of the Site

ᑭᐃᑦ ᐱᓄᐃᑦ / ᐱᑦ ᐱᓄᐃᑦ / Jericho Lands lies in the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) people. For thousands of years, it was part of the lands and waters on which the Nations people hunted, gathered, and followed their cultural customs. ᑭᐃᑦ ᐱᓄᐃᑦ / ᐱᑦ ᐱᓄᐃᑦ was an important village, located within close proximity to the Jericho Lands, close to Jericho Beach. It was a place to gather, to share food, and to settle. It was connected to other villages and campsites by a network of trails radiating across xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) territories.

At the turn of the nineteenth century, Vancouver Golf Club was located at Jericho Beach, stretching up to the Jericho Lands. From the 1930s onwards, the lands were operated as a military establishment (“Jericho Garrison”) by the Department of National Defence (DND) and most recently were home to the 39 Canadian Brigade Group comprised of military reservists.



Tidal Flats of Jericho Beach (Photo Credit: Balley Brothers, 1890), Vancouver Archives



Jericho Air Station Development and Vancouver Golf Club with Jericho Lands in background (1937), Vancouver Archives

ᑭᐃᑦ ᐱᓄᐃᑦ / ᐱᑦ ᐱᓄᐃᑦ / Jericho Lands Today

The collection of buildings at the Jericho Garrison, the eastern lands, have evolved over the years, with several buildings built and demolished over the decades. Today, the former headquarters building, a workshop, and a few small service buildings remain. There are 110 residential units which include singles quarters and modest family dwellings. Jericho Garrison is currently zoned (RS-1) One Family Dwelling District. For decades, the Jericho Garrison lands have been fenced off and hidden by tall hedges, providing limited access to the local community.

Similarly, the buildings on the Jericho Hill site, the western lands, have changed over the years. In the current configuration, Jericho Hill is home to West Point Grey Academy (a K-12 private school), Jericho Hill Gymnasium, and Jericho Hill Centre. The site is currently zoned CD-1 (404) which permits a variety of uses including residential, cultural and recreational uses, parks, institutional uses, public utility and the uses existing prior to 2000.

To this day, these lands are important to the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Peoples. For more information on the continued cultural significance of ᑭᐃᑦ ᐱᓄᐃᑦ / ᐱᑦ ᐱᓄᐃᑦ / Jericho Lands to the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Peoples, please refer to the proponent team’s boards.



Photograph courtesy of Triathlon Mapping Corporation (Pacific Survey Corporation, 1956), City of Vancouver Archives



Jericho Hill Centre



Former Headquarters Building

EXISTING CITY POLICIES

ᑭᐃᑦ ᐃᓄᐃᐃᑦ / ᐃᑦ ᐃᓄᐃᐃᑦ

JERICO LANDS

Policy Planning Program

OPEN HOUSE #3

The following City policies establish a general framework for redevelopment that is applicable to ᑭᐃᑦ ᐃᓄᐃᐃᑦ / ᐃᑦ ᐃᓄᐃᐃᑦ / Jericho Lands. These policies, among others, will apply at various stages of the design and development process.

REGIONAL POLICIES



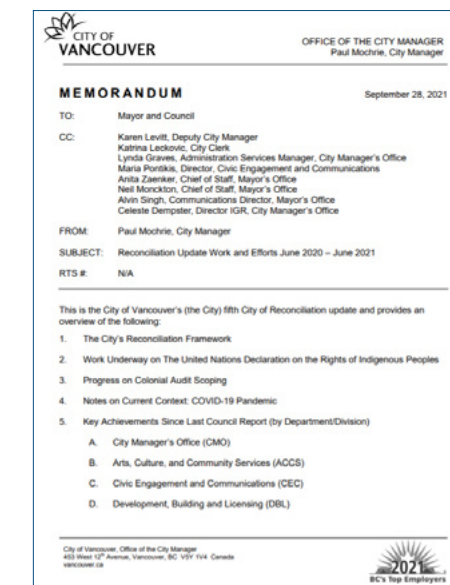
Metro Vancouver 2040: Shaping Our Future (2011, updated in 2020)

The Regional Growth Strategy provides a framework for all Lower Mainland municipalities to accommodate projected growth – over one million people and 600,000 new jobs – by 2040.



Framework for City of Reconciliation (2014, updated in 2019, 2020 and 2021)

This report builds upon the accomplishments of the Year of Reconciliation and outlines a proposed framework for Vancouver to become the world's first City of Reconciliation.



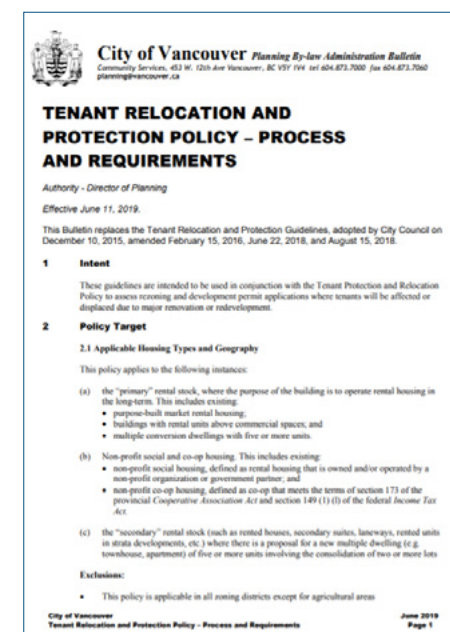
Housing Vancouver Strategy (2017)

The City's 10-year strategy to address housing affordability, focusing on shifting toward the right supply of housing affordable to local incomes and including rental, social and supportive housing.



Tenant Relocation and Protection Policy (2019)

This policy provides protections and compensation to renters impacted by redevelopment activity. It requires the development of a tenant relocation plan for eligible tenants.



CITY-WIDE POLICIES



Transportation 2040 Plan (2012)

This plan is a long-term strategic vision that will help guide decisions on transportation, land use and public investments.



Climate Change Adaptation Strategy (2012, updated in 2018)

This Strategy is responsible for the implementation of over 50 actions to increase Vancouver's preparedness for climate change. The 2018 Strategy includes a new set of priorities, supporting actions and several new focus areas.



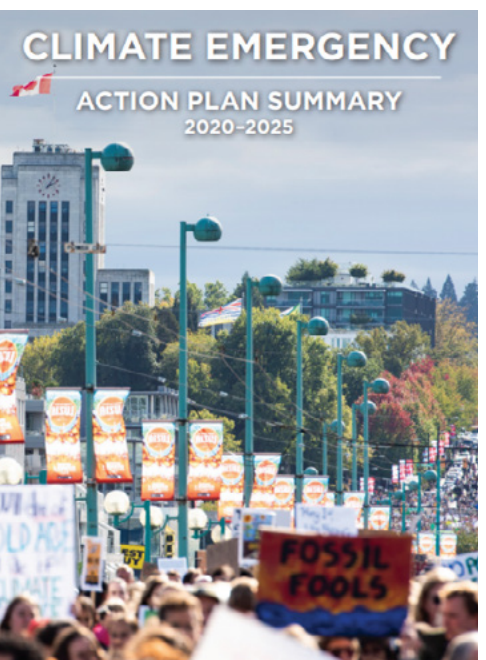
Making Space for Arts and Culture: 2018 Cultural Infrastructure Plan (2019)

This plan recommends optimizing City policies, tools, programs and investment priorities to secure, enhance and develop vibrant, affordable, and accessible arts and cultural spaces in Vancouver.



Climate Emergency Action Plan (2020)

The plan outlines actions to tackle Vancouver's biggest local sources of carbon pollution—buildings and transportation—as well as atmospheric carbon capture.



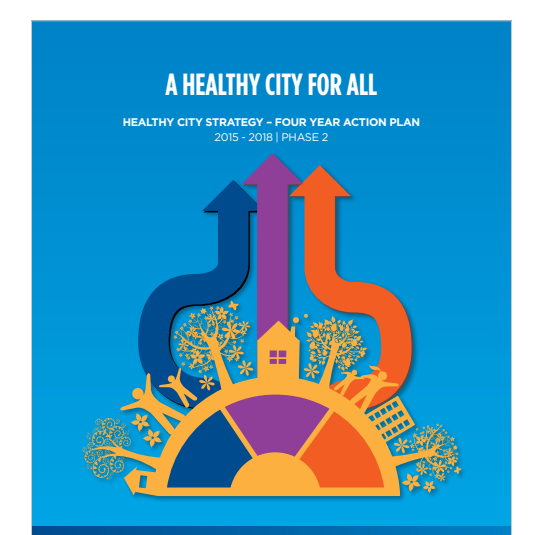
VanPlay: Imagine Parks + Recreation Framework (2020)

VanPlay is a policy document that sets the values and goals for current and future parks and facilities. It will help the City determine service gaps, analyze growth trends, and identify opportunities for improvements.

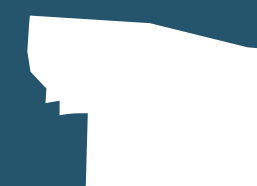


Healthy City Strategy (2014)

This strategy is a long-term, integrated plan for healthier people, healthier places, and a healthier planet. It comprises of 13 long-term goals for the well-being of the City and its people.

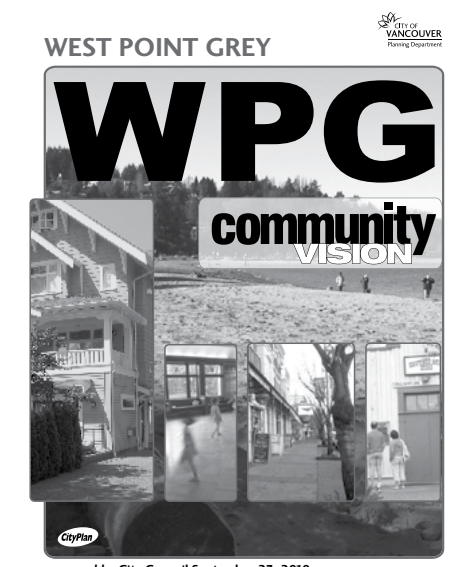


LOCAL AREA POLICIES



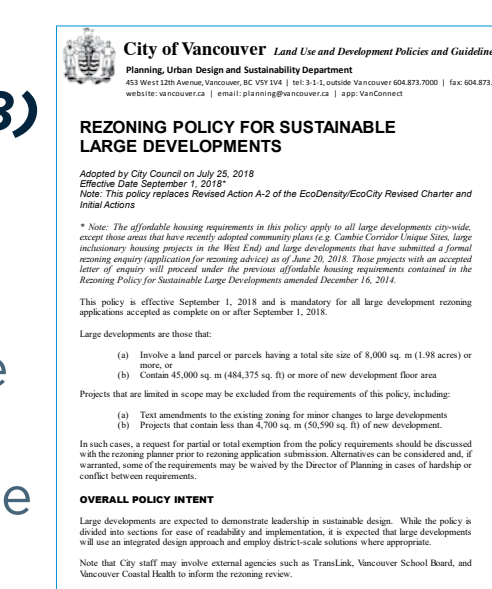
West Point Grey Community Vision (2010)

This policy includes direction to complete a major study to determine future uses of the Jericho Lands with significant community engagement.



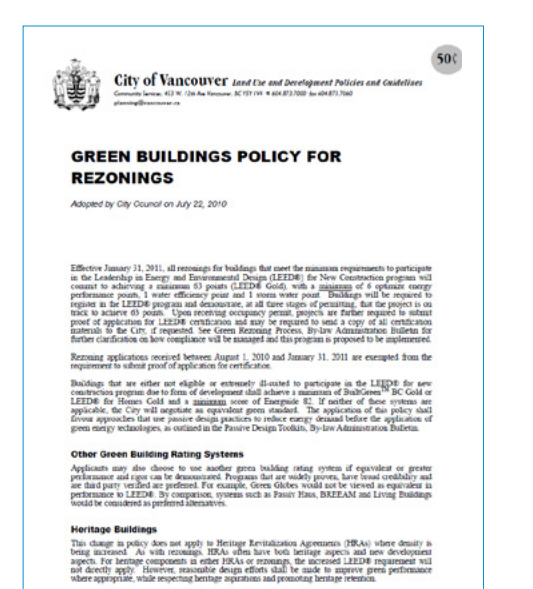
Rezoning Policy for Sustainable Large Developments (Updated 2018)

This policy requires plans and studies to achieve a higher level of sustainability in terms of site design, food systems, green mobility, potable water management, rainwater and groundwater management, zero waste planning, affordable housing, and resilience.

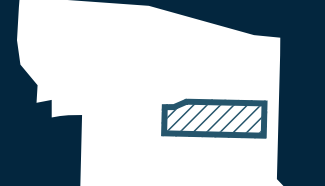


Green Building Rezoning Policy (Updated 2017)

This policy requires all rezoning proposals to meet or exceed LEED Gold or be Zero Emissions.



SITE SPECIFIC POLICIES



OTHER CITY PLANNING INITIATIVES

ᑭᐃᑦ ᐃᓄᐃᑦᑦ / ᑦ ᐃᓄᐃᑦᑦ / Jericho Lands planning program is proceeding at the same time as the Vancouver Plan and the Broadway Plan processes. City efforts on these initiatives will be coordinated, informing one another as they develop.

Vancouver Plan Process

We are creating a bold plan that will guide growth and change our entire city to 2050 and beyond. Starting on October 25, after carefully considering community input and carrying out critical technical work, the Vancouver Plan team will share choices and priorities for the city that illustrate different ways we can grow in the future based on previous feedback.

They include 3 “Big Ideas” that have emerged from two earlier phases of public engagement:

- More equitable housing and neighbourhoods
- An economy that works for all
- Climate protection and restored ecosystems

For further details and future updates on the Vancouver Plan process, please visit: www.vancouverplan.ca

Broadway Plan Process

In March 2019, the City launched a planning process to create a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan will focus on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway.

The plan will address the need for:

- Increased job space
- Deepening housing affordability
- Minimizing displacement
- New or improved connections
- Improved parks and public spaces
- New and renewed public amenities

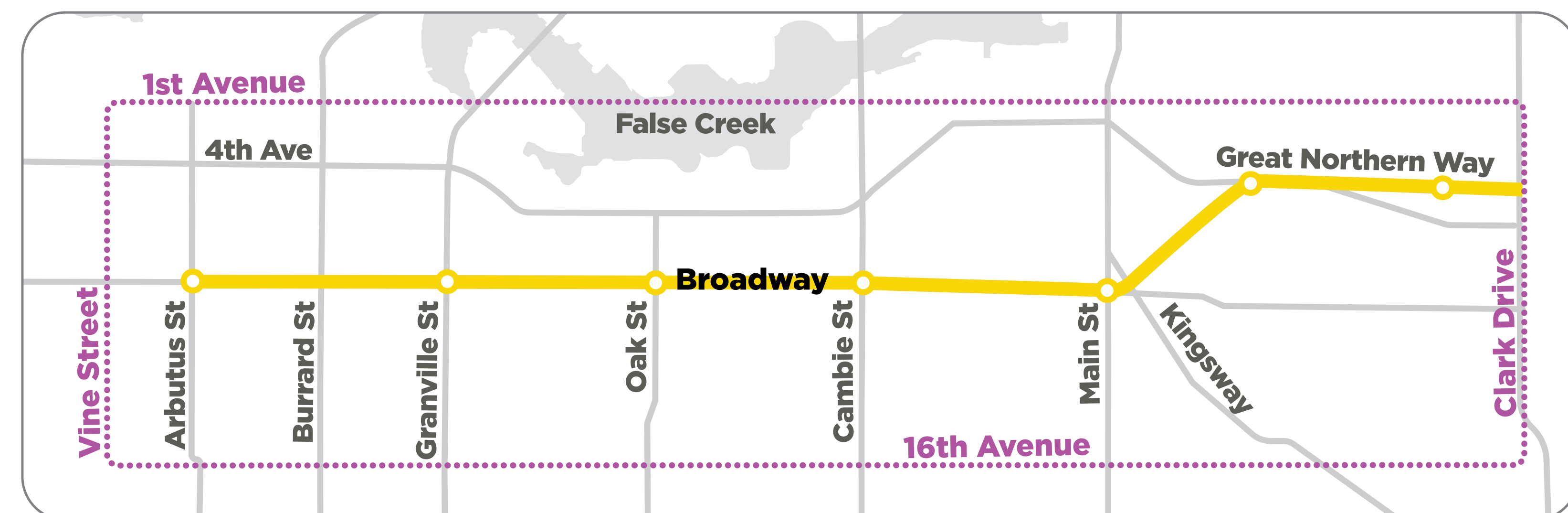
In early November, the Broadway Plan will be launching *Phase 3 – Refined Directions* engagement and will introduce many “3D elements” of the plan like built form, a draft public realm plan, updated land use policy, housing numbers and job numbers and additional details on area-wide policies.

For further details and future updates on the Broadway Plan process, please visit: vancouver.ca/broadway-plan

Jericho Garrison looking east (Photo Credit: Bunch of Carrots)



Broadway Plan Study Area (2019)



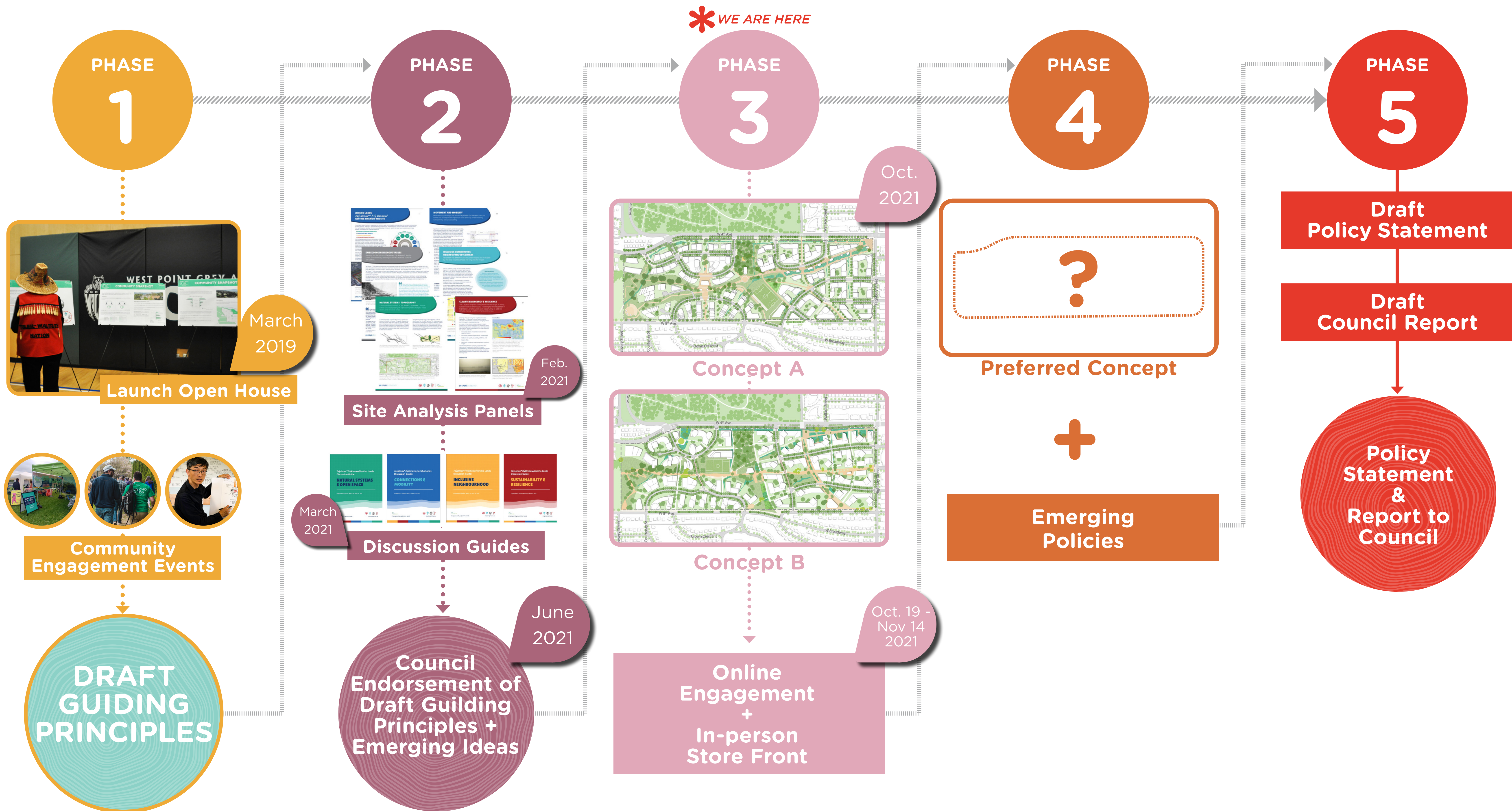
SITE CONTEXT



Legend

	Project Site		Firehalls
	Parks		Libraries
	Schools		99 B-Line
	Community Centres		Frequent Transit Network (FTN) - a network of corridors that have transit service every 15 minutes or better
	West Point Grey Neighbourhood Boundary		Greenways
	Bike Routes		

CREATING A PLAN



PHASE 1 ENGAGEMENT

What We Heard in Phase 1

Phase 1 of the ᑭᐃᑦ ᑭᐃᑦᑭᐃᑦ/ᐃᑦ ᑭᐃᑦᑭᐃᑦ /Jericho Lands planning program was an information gathering phase. It was an opportunity for City staff and the landowners to listen to your ideas, concerns and aspirations, while learning about key issues and opportunities for the future Jericho Lands.

In Phase 1, the City’s project team and the landowners co-hosted a variety of public engagement events. At these events we connected with thousands of community members. City staff have analysed the public feedback and summarised the findings in a series of documents.

Two key outputs came from Phase 1 Public Engagement, the first being the “Emerging Themes” initially shared in fall 2019. The emerging themes are a high-level summary of the Phase 1 public feedback. They are intended to provide a brief snapshot of what we have heard in Phase 1.

Secondly, the Phase 1 public feedback was also used to inform the development of the draft Guiding Principles, which continued to be refined in Phase 2, and will continue to inform future discussions as the planning process moves forward.



READ THE PHASE 1 PUBLIC ENGAGEMENT SUMMARY

To learn more about the process to date and read the detailed Phase 1 Public Engagement Summary, please visit the City’s project web page at

shapeyourcity.ca/jericho-lands

PHASE 1 PUBLIC ENGAGEMENT BY THE NUMBERS

Since launching the Jericho Lands planning program we have co-hosted over 25 unique public engagement opportunities, these have included:

Pop-up Information Booths



1,000+ people were engaged

Co-Design Artist Workshops



50+ participants attended the workshops

Inspire Jericho Talks

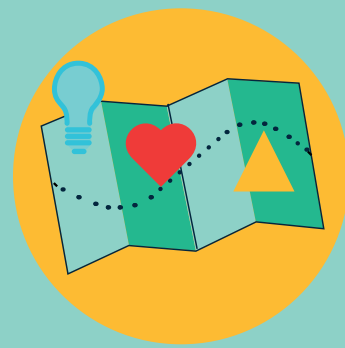


600+ participants attended the talks



2,900+ views online of the four talks

Asset Mapping Exercise



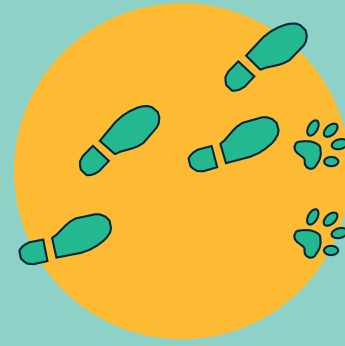
330 Comments to the exercise received

Presentations to Community Groups



120+ participants attended the presentations

Jane’s Walks: Jericho Lands



130+ people joined in the walk

Online and Paper Questionnaire



600+ Responses to the survey received

Jericho Lands Email Notification List (Ongoing)



900+ people signed up to receive project notifications during Phase 1

Welcome Ceremony and Open Houses



769 participants attended the presentations



780+ views online of the welcome ceremony



Jericho Lands Working Group

In the fall 2019, a 24-member Working Group was established as part of the Jericho Lands planning program. The working group members represent a range of local community and broader city-wide perspectives. The purpose of the Working Group is to provide input to City staff during the development and review of ᑭᐃᑦ ᑭᐃᑦᑭᐃᑦ/ᐃᑦ ᑭᐃᑦᑭᐃᑦ / Jericho Lands Policy Statement.

To learn more about the Working Group, including the terms of reference, roles of the group, and membership list, please visit: shapeyourcity.ca/jericho-lands

PHASE 2 ENGAGEMENT

What We Heard in Phase 2

The Phase 2 Public Engagement Report summarizes what we heard throughout Phase 2 of the ᑭᐃᑦ ᑭᐃᑦᑭᐃᑦ / Jericho Lands planning process. Phase 2 of the planning program built upon the extensive public engagement work completed in Phase 1. Phase 2 of the planning program was an opportunity to take the information learned during Phase 1 and develop a series of draft Guiding Principles and Emerging Ideas.

The Phase 2 summary highlights engagement activities and key findings from public feedback received between July 2020 and April 2021. The information was gathered through a series of online surveys and virtual design workshops. The summary includes information on the process to date, engagement numbers, details of specific engagement activities, and detailed summaries of what we heard throughout Phase 2.



READ THE PHASE 2 PUBLIC ENGAGEMENT SUMMARY

To learn about the output of Phase 2 of the planning program, you can read the Phase 2 Public Engagement Summary by visiting the project web page at shapeyourcity.ca/jericho-lands

PHASE 2 PUBLIC ENGAGEMENT BY THE NUMBERS

Impact of COVID-19 on the Planning Process

Phase 2 of the ᑭᐃᑦ ᑭᐃᑦᑭᐃᑦ / Jericho Lands planning program felt the impacts of the COVID-19 pandemic. In March 2020, Provincial Public Health orders placed restrictions on in-person gatherings, and subsequently, the City of Vancouver implemented a temporary city-wide suspension of in-person engagement events.

As a result, the ᑭᐃᑦ ᑭᐃᑦᑭᐃᑦ / Jericho Lands planning team cancelled in-person public engagement events planned through spring and summer 2020. The team looked for alternative ways to engage community members and keep them informed of project milestones and updates. This included the creation of a new interactive project web page, distribution of a Community Newsletter, sharing of Site Analysis Panels and a series of Discussion Guides, and by the co-hosting a series of Virtual Design Workshops.



Self-Guided Tour



24 Emerging Site Planning Ideas are displayed on 8 information boards across the site

Emerging Ideas Surveys



548 total responses to the four surveys:

- **148:** Natural Systems & Open Space
- **123:** Connections & Mobility
- **171:** Inclusive Neighbourhood
- **106:** Sustainability and Resilience

Community Newsletter



~12,000 copies distributed to West Point Grey and Kitsilano residents, and MST Nation members.

Virtual Design Workshops



395 participants attended the online workshops, and Kick-Off and Wrap-Up events

211 online views of the recorded sessions to date

Draft Guiding Principles Survey



485 responses to the survey received

Site Analysis Panels Survey



70 responses to the survey received

Jericho Lands Email Notification List



+1,250 people signed up to receive project notifications to date

DRAFT GUIDING PRINCIPLES

ᑭᐃᐃ'alməxʷ / l̥'álməxw

JERICO LANDS

Policy Planning Program

OPEN HOUSE #3

The draft Guiding Principles were initially developed during Phase 1 of the Planning program, and were informed by over 600 survey responses, in addition to feedback received at these engagement events.

The draft Guiding Principles were again tested with the public via an on-line survey during Phase 2 engagement. Staff received 485 responses to the online survey.

The draft Guiding Principles continue to be refined based off community feedback, City of Vancouver objectives and policies, and the Landowners' aspirations. They will be incorporated into the ᑭᐃᐃ'alməxʷ / l̥'álməxw / Jericho Lands Policy Statement to provide high-level direction for future development on the site.

The following are the most recently updated draft Guiding Principles (June 2021)

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

The redevelopment of ᐃᐃ'alməxʷ / l̥'álməxw / 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

foundational principles in the design and expression of the lands. ᑭᐃᐃ'alməxʷ / l̥'álməxw / 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

ᑭᐃᐃ'alməxʷ / l̥'álməxw / 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 ᑭᐃᐃ'alməxʷ / l̥'álməxw / 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.

EMERGING IDEAS

Developing the Emerging Ideas

The City of Vancouver, in collaboration with the landowners' team, has developed a series of Emerging Ideas for ᑭᐃᑦ ᐱᓄᐃᑦ / ᐱᑦ ᐱᓄᐃᑦ / 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, as well as input from the ᑭᓄᓄᐃᑦ ᐱᓄᐃᑦ (Musqueam), ᑭᓄᓄᐃᑦ ᐱᓄᐃᑦ (Squamish), and ᑭᓄᓄᐃᑦ ᐱᓄᐃᑦ (Tsleil-Waututh) Nations communities, City objectives and policies, and the landowners' aspirations and values.

The Emerging Ideas look to the future of what the ᑭᐃᑦ ᐱᓄᐃᑦ / ᐱᑦ ᐱᓄᐃᑦ / Jericho Lands can become, while embedding Indigenous values to showcase the historic and cultural importance of these lands to the ᑭᓄᓄᐃᑦ ᐱᓄᐃᑦ (Musqueam) Indian Band, ᑭᓄᓄᐃᑦ ᐱᓄᐃᑦ (Squamish) Nation, and ᑭᓄᓄᐃᑦ ᐱᓄᐃᑦ (Tsleil-Waututh) Nations. The Emerging Ideas are intended to guide development of a conceptual site plan for the lands.

Emerging Idea Themes

NATURAL SYSTEMS & OPEN SPACES

CONNECTIVITY & MOBILITY

INCLUSIVE NEIGHBOURHOOD

SUSTAINABILITY & RESILIENCE

The Emerging Ideas have been prepared to help us think about how to plan and design the ᑭᐃᑦ ᐱᓄᐃᑦ / ᐱᑦ ᐱᓄᐃᑦ / 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.

Please see the following boards for the Emerging Ideas in each given theme.

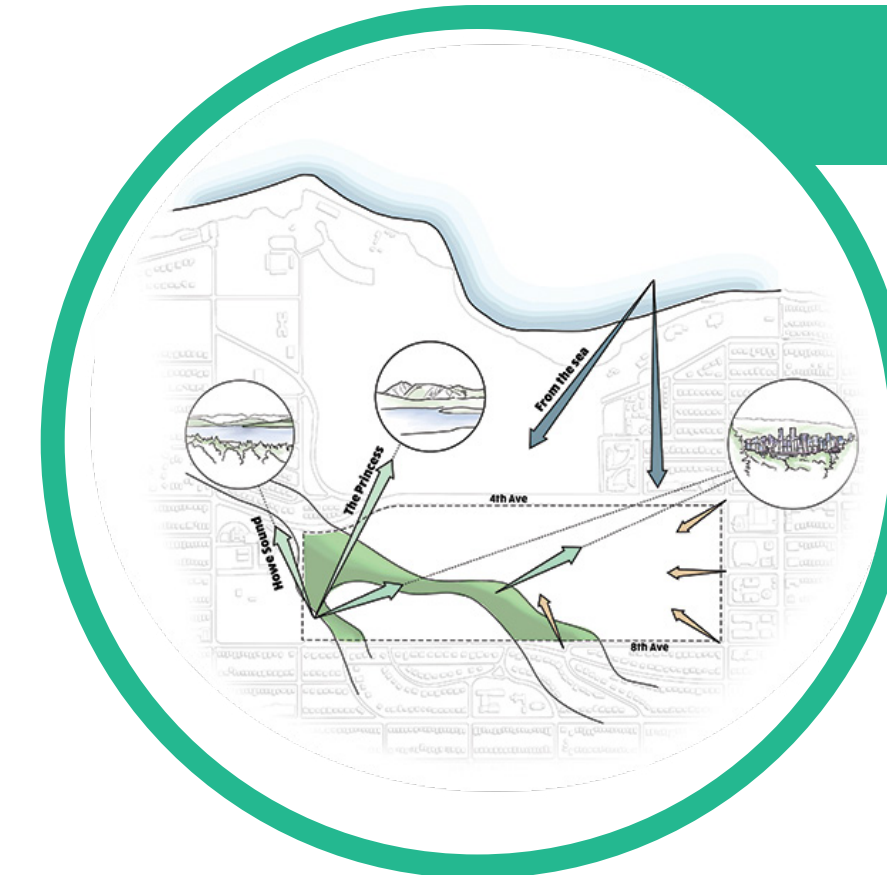
EMBEDDING INDIGENOUS VALUES

'Embedding Indigenous Values' means that the ᑭᐃᑦ ᐱᓄᐃᑦ / ᐱᑦ ᐱᓄᐃᑦ / Jericho Lands will tangibly express ᑭᓄᓄᐃᑦ ᐱᓄᐃᑦ (Musqueam) Indian Band, ᑭᓄᓄᐃᑦ ᐱᓄᐃᑦ (Squamish) Nation, and ᑭᓄᓄᐃᑦ ᐱᓄᐃᑦ (Tsleil-Waututh) culture and identity in the planning and design of all aspects of the site. Embedding Indigenous values defines the fundamental approach to the project.

EMERGING IDEAS: Natural Systems & Open Space

ᑭᐃᑦ ᐃᓄᐃᑦ / ᐃᑦ ᐃᓄᐃᑦ / 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 xʷməθkʷəy̓əm (Musqueam), Sk̓wx̓wú7mesh (Squamish), and sə́lilwətaʔt (Tsleil-Waututh) Nations, 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. ᑭᐃᑦ ᐃᓄᐃᑦ / ᐃᑦ ᐃᓄᐃᑦ / Jericho Lands is a culturally and ecologically significant place of abundance: of biodiversity, trees, topography, water, and green spaces.



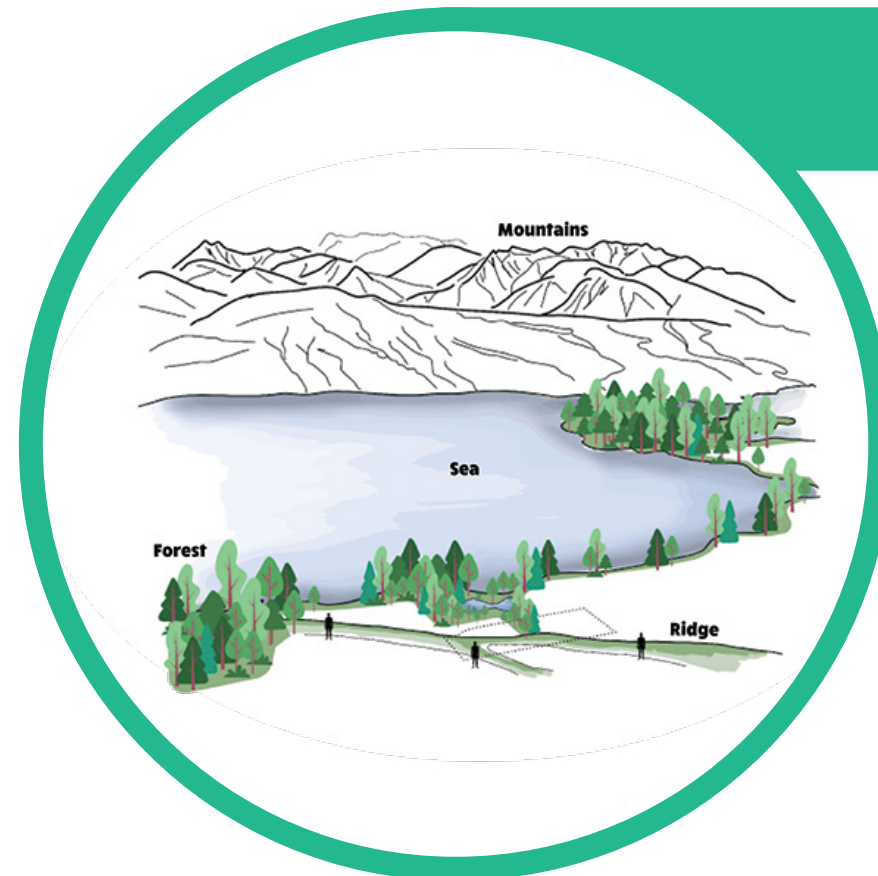
Frame Significant Views

- 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 ᑭᐃᑦ ᐃᓄᐃᑦ / ᐃᑦ ᐃᓄᐃᑦ / 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.
- Create a resilient rainwater system that manages water quantity and quality across the site and responds to the impacts of climate change.
- 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.



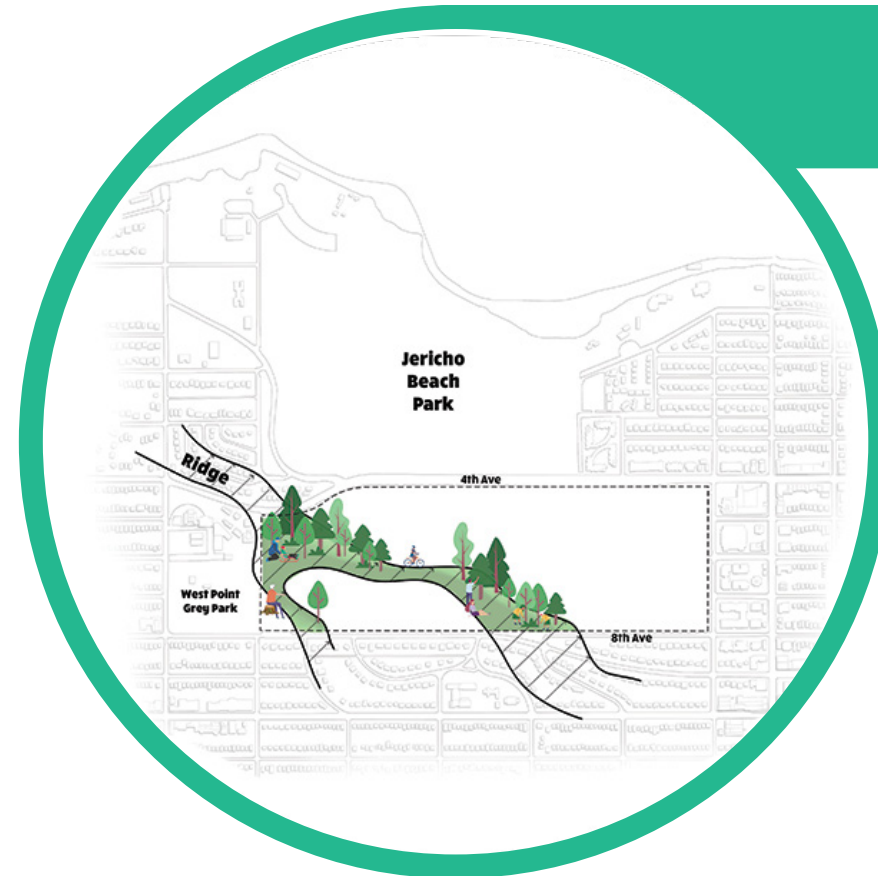
Start With The Land

- 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.



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.



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.



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.

EMERGING IDEAS: Connections & Mobility

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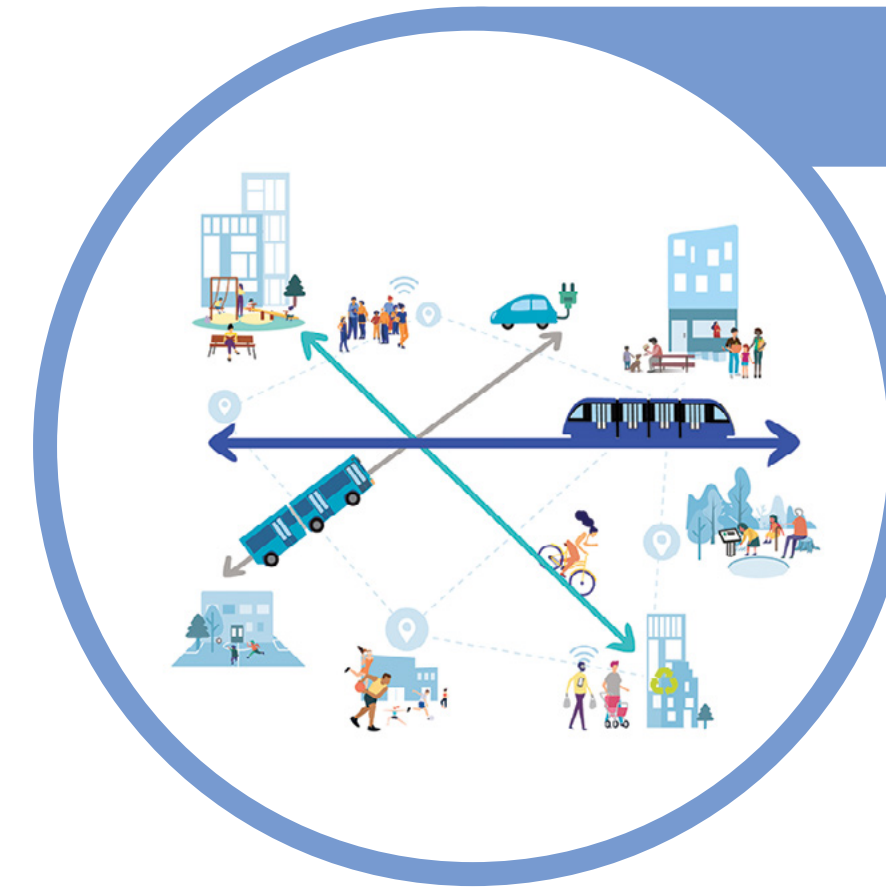
Policy Planning Program

OPEN HOUSE #3

ᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦ / ᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦ / Jericho Lands is connected to the broader city and region through existing bus transit connections, roadways, and a limited number of site access and connections to the surrounding neighbourhood. The eastern (former Garrison) portion of the site is not welcoming to the public, and although the western portion is well used with trails through the lands, there are limited access points for vehicles. Interconnectivity of ᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦ / ᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦ / Jericho Lands, both to and from its surroundings and within the site, is culturally significant to the x^wməθk^wəy^{əm} (Musqueam), Sk^wx^wú7mesh (Squamish), and sə́lilwətaᑲ (Tsleil-Waututh) Nations.

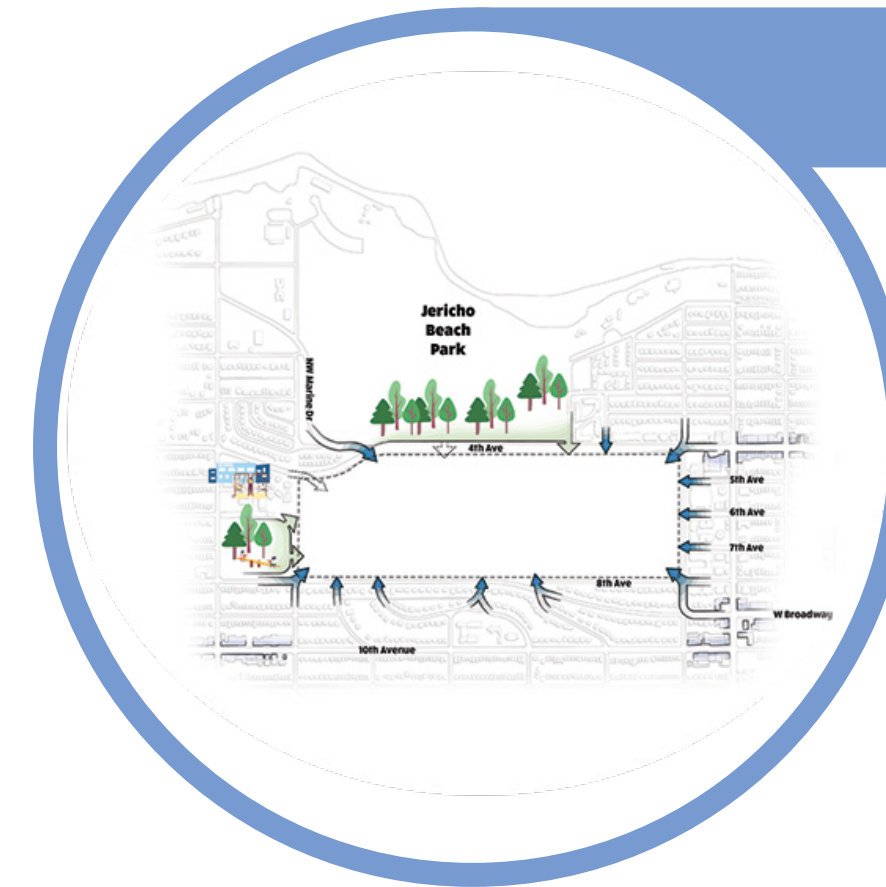
Historically, the site was a gathering point both for those arriving by the sea, and from other villages and communities through an extensive trail network radiating across their territories. The area around Jericho Beach offered an ideal landing place for canoes and water-based mobility. Strong connections between the sea to land and the ridge beyond is culturally important.

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



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 proposed station.



Enhance Neighbourhood Connections

- Knit together the fabric of ᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦ / y^əl^mx^w / 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.



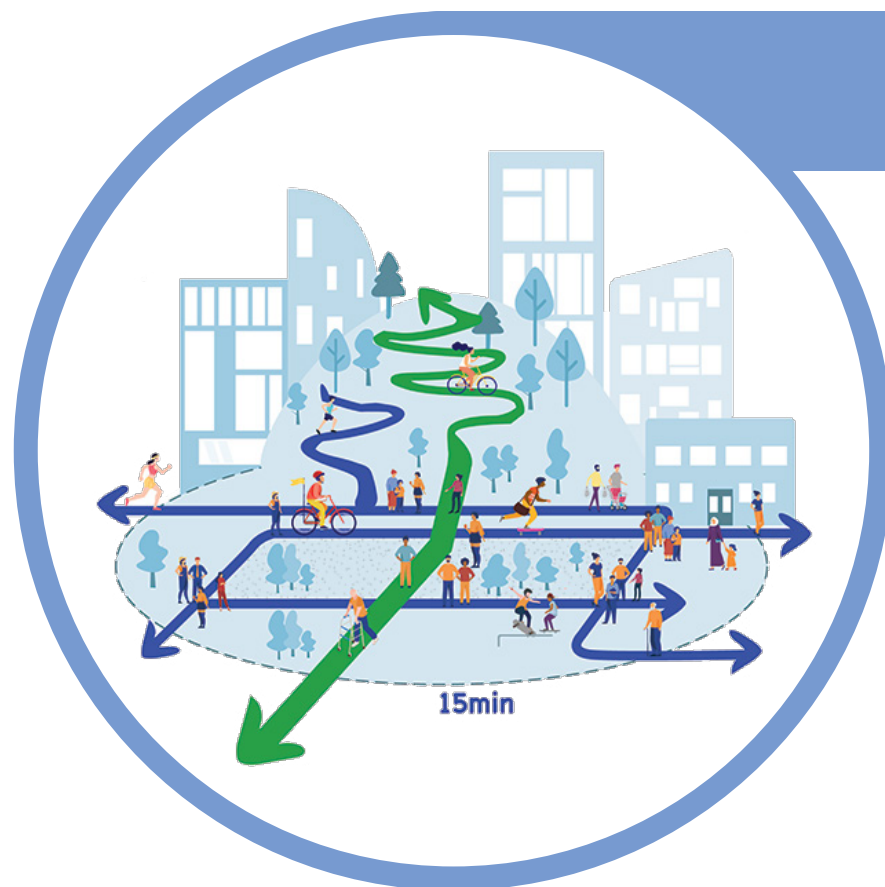
Re-imagine West 4th Avenue

- Redesign West 4th Avenue to incorporate rainwater management, safe walking, rolling and cycling. Enhance the site's visual and ecological connection between ᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦ / y^əl^mx^w / 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 to be Welcoming and Inclusive

- Ensure that ᑲᑦᑲᑦᑲᑦᑲᑦᑲᑦ / y^əl^mx^w / 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.



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.

EMERGING IDEAS: Inclusive Neighbourhood

For thousands of years, ᑭᐃᑦ ᐱᓄᐃᑦ / ᐱᓄᐃᑦ / Jericho Lands was part of the lands and waters on which the ᑭᓄᓄᐃᑦ ᐱᓄᐃᑦ (Musqueam), ᑭᓄᓄᐃᑦ ᐱᓄᐃᑦ (Squamish), and ᓄᐃᓄᓄᐃᑦ ᐱᓄᐃᑦ (Tsleil-Waututh) Nations hunted, gathered, and followed their cultural customs. ᑭᐃᑦ ᐱᓄᐃᑦ / ᐱᓄᐃᑦ was an important village located close to Jericho Beach. It was connected to other villages and campsites by a network of trails radiating across ᑭᓄᓄᐃᑦ ᐱᓄᐃᑦ (Musqueam), ᑭᓄᓄᐃᑦ ᐱᓄᐃᑦ (Squamish), and ᓄᐃᓄᓄᐃᑦ ᐱᓄᐃᑦ (Tsleil-Waututh) Nations territories.

A large site in a rapidly growing region, ᑭᐃᑦ ᐱᓄᐃᑦ / ᐱᓄᐃᑦ / Jericho Lands offers the opportunity to create a vibrant new neighbourhood that is welcoming and inclusive. This includes thinking about housing diversity, neighbourhood serving amenities and commercial areas, and the public realm.

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 ᑭᐃᑦ ᐱᓄᐃᑦ / ᐱᓄᐃᑦ / Jericho Lands, defined by topography and community adjacencies, connected by a network of parks, open space, and walking/rolling and cycling connections.

Neighbourhood Transitions

- Carefully consider neighbourhood context when designing ᑭᐃᑦ ᐱᓄᐃᑦ / ᐱᓄᐃᑦ / 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 ᑭᐃᑦ ᐱᓄᐃᑦ / ᐱᓄᐃᑦ / 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 ᑭᐃᑦ ᐱᓄᐃᑦ / ᐱᓄᐃᑦ / 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 ᑭᐃᑦ ᐱᓄᐃᑦ / ᐱᓄᐃᑦ / 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.

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 to 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.
- Integrate opportunities for growing and sharing food at the site and building scale.
- 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.

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 ᑭᐃᑦ ᐱᓄᐃᑦ / ᐱᓄᐃᑦ / Jericho.

EMERGING IDEAS: Sustainability & Resilience

Large sites like ᑭᐃᑦ ᑭᐃᑦᑭᐃᑦ / ᑭᐃᑦ ᑭᐃᑦᑭᐃᑦ / 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.

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.

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.

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.

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 ᑭᐃᑦ ᑭᐃᑦᑭᐃᑦ / ᑭᐃᑦ ᑭᐃᑦᑭᐃᑦ / Jericho that is a global precedent for reconciliation and contemporary Indigenous urbanism.

What's next for the draft Guiding Principles and Emerging Ideas?

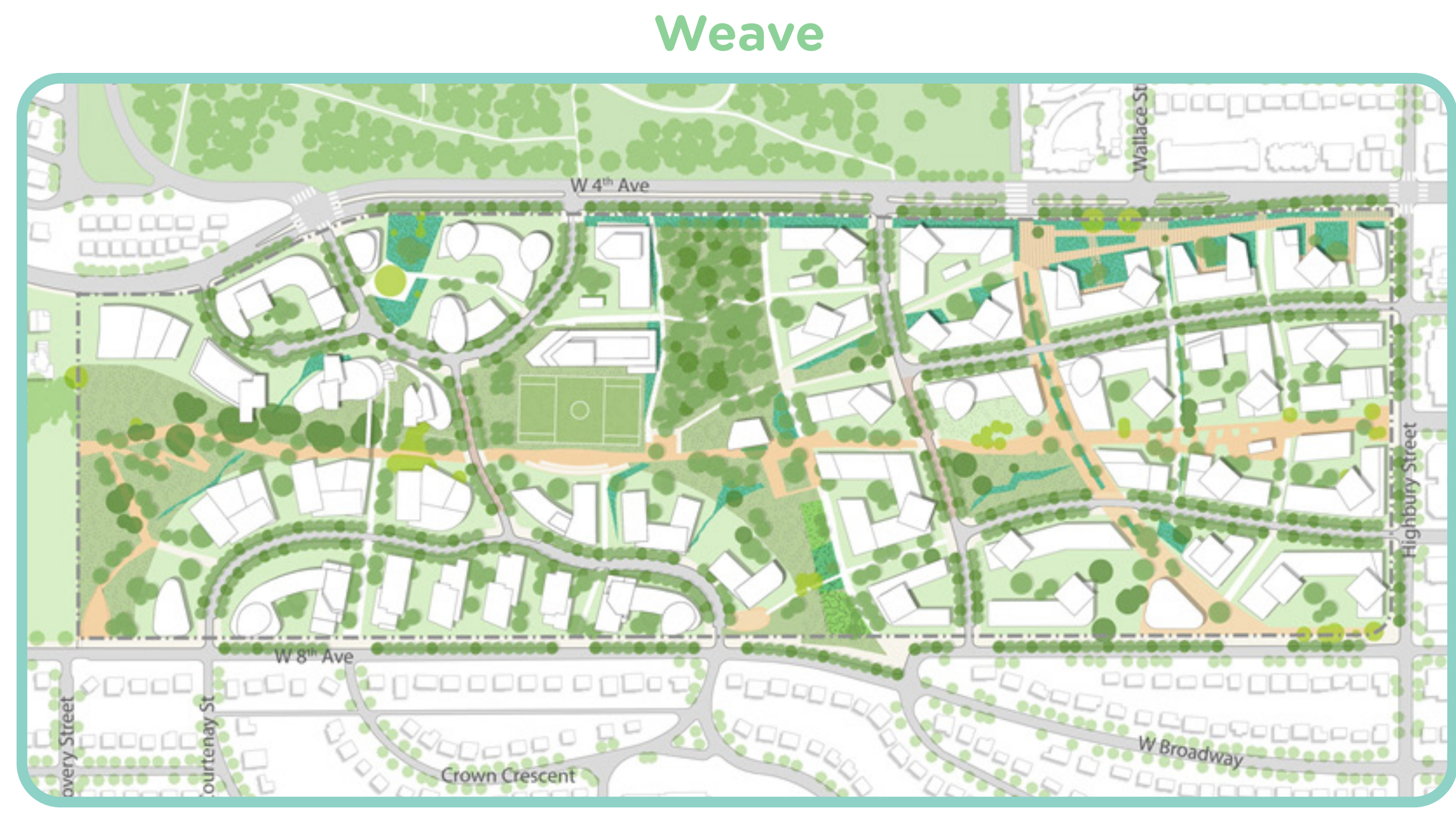
The draft Guiding Principles and Emerging Ideas have been key inputs in Phase 3, creating the two site concept plan options. Your feedback will be used to develop a preferred site plan and draft emerging policies.

We are asking the public to fill out the Survey on the 2 site design concepts. The criteria for evaluating the 2 site design concepts are based on the Emerging Ideas.

EVALUATION CRITERIA

The conceptual site plan options were developed by the CLC/ MST Partners and their design team in collaboration with the project's xʷməθkʷəyəm (Musqueam), Sk̓w̓x̓ wú7mesh (Squamish), and sə́lilwətaʔt (Tseil-Waututh) Cultural Liaisons, and in consultation with City staff.

Your feedback on the two conceptual sites plans will be used to inform development of a preferred concept.



A sub-set of the Emerging Ideas are provided below. This subset of Emerging Ideas are identifiable on the plan and can be evaluated at this stage through the survey on Shapeyourcity.ca/jericho-lands. The other Emerging Ideas are better addressed in future stages.

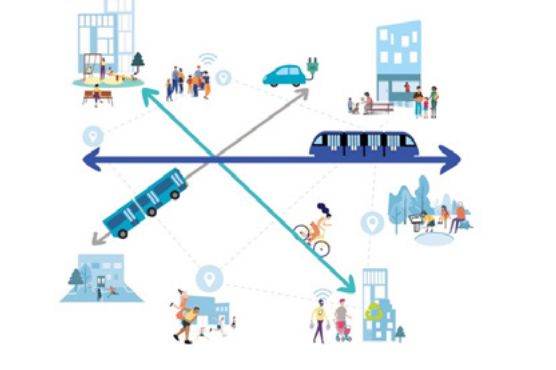
What's Constant in Both Plans?

- Amount of Parks & Open Space
- Potential SkyTrain Station
- Cultural Design Elements
- Overall Site Density
- At least 20% of units for social housing; 10% of units for rental housing
- Building Heights

Natural Systems & Open Space



Connections & Mobility



Inclusive Neighbourhood



Emerging Ideas	Eagle	Weave
Embedding Indigenous Values & Knowledge <ul style="list-style-type: none"> Enhance Biodiversity & Ecological Connections Recognize the Ridge Frame Significant Views Celebrate Rainwater Connect Parks & Open Spaces 	1-3	1-3
<ul style="list-style-type: none"> Design to be Welcoming & Inclusive Prioritize Walking, Rolling & Cycling Encourage Transit Use through Site Design Design the Site to be Car-light Re-imagine West 4th Ave 	1-3	1-3
<ul style="list-style-type: none"> Diverse Housing Choice Design a New Neighbourhood with Distinct Districts Neighbourhood Transitions Create a Destination for Culture, Jobs & Shopping Provide Amenities to Support the Neighbourhood Recognize Land as a Limited Resource 	1-3	1-3