

CONCEPTUAL SITE PLAN OPTIONS

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A BIRD ON THE WING SOARS FROM OCEAN TO RIDGE

This concept emerges from the spiritually important Eagle, a symbol of accomplishment, courage and wisdom for the Musqueam, Squamish and Tsleil-Waututh cultures. Eagle soars through the sky on a journey, seeing the big picture and the small detail. Eagle represents ancestors who have passed before us, a spiritual messenger that guides us from the past to the future, looking over generations to come.

In the 'Eagle' concept, a car-free diagonal stretches through the new community creating a series of connected open spaces from the lower northeast entry to the southwest ridgetop lookout. The diagonal creates a flight along a pedestrian walkway lined by a 'waterway' wing to a central park and travels up to a mixed-use urban plaza and a potential transit station accentuated by three iconic "sentinel" buildings representing the MST partners, and finally ascends up the ridge wing to the watchmen's hill that frames dramatic views to downtown and the mountains.

CONCEPTUAL SITE PLAN OPTIONS

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A STRONG COMMUNITY FABRIC

This concept emerges from weaving, an activity that is intrinsic to Musqueam, Squamish and Tseil-Waututh cultures. Weaving interlaces stories and teachings into rich patterns that tell stories of who we are. Weaving uses materials that come from the land and that remind us of our close connection to the natural world. Weaving winds together old worlds and new into a unique fabric that carries important teachings for living today and that will last for many tomorrows.

In the 'Weave' concept, a fine-grained mobility and social space network winds around a central east-west pedestrian / cycling corridor. The central spine knits together three distinct neighbourhood hearts, coming together around a large north-south park. A hub of community / cultural amenities and retail spaces and a potential transit station is anchored by three iconic "sentinel" buildings representing the MST partners. Streets and pathways connect the new community with surrounding neighbourhoods through welcoming entries and permeable intersections, and link the city to the ocean. Rainwater management is woven through the community along pathways, intertwining infrastructure and place-making.

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THE CONCEPT



The Eagle concept is defined by a sweeping parks and open space network. The "Diagonal", a car-free green spine, stretches from the lower northeast entrance to the lookout entry at the southwest corner, framing important views and linking a diverse series of open spaces and community amenities. Rainwater is designed to move through the open space network in the form of seasonal waterways, creating a wetlands channel along a pedestrian walkway. Four looped roads are integrated with the natural site topography, while a multimodal edge transforms the West 4th Avenue perimeter of the site.

Three iconic "sentinel" buildings frame a mixed-use urban plaza where a potential transit station may be located, marking a peak in building heights. A second peak is located on the east side of the site. Both high points are located inwards from the site edges, with height transitioning down toward adjacent existing neighbourhoods. Retail areas are concentrated along the northeast end of the Diagonal along a pedestrian walkway, and at the mixed-use urban plaza, next to a broader mix of residential, commercial and office spaces.



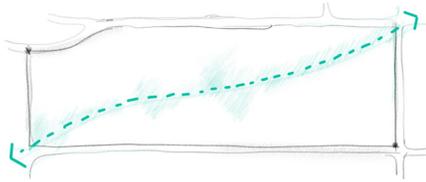
INSPIREJERICHO



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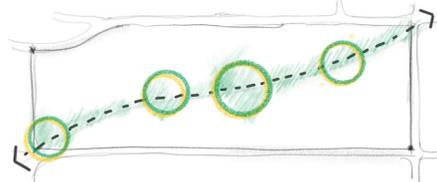
THE BIG IDEAS

A Diagonal spine



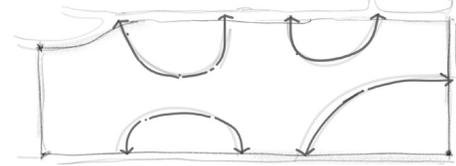
An accessible active transportation (car-free) corridor traverses the site northeast to southwest. Water is celebrated along the eastern portion of the Diagonal through channels that line a pedestrian walkway to allow for strolling and smaller gathering places animated by retail, cultural / community spaces and cafes.

Journey along the Diagonal



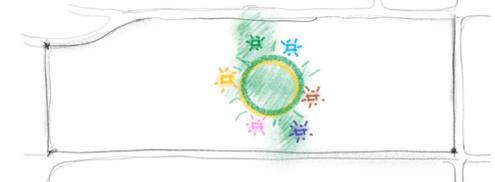
A procession of community amenities and open spaces provides distinct experiences as one travels across the site along the Diagonal: a welcoming entry at West 4th Avenue and Highbury Street, a pedestrian walkway, a central gathering space, and a mixed-use urban plaza with a potential transit station lead to a lookout entry and plaza atop the ridge adjacent to Trimble Park.

Responding to the topography



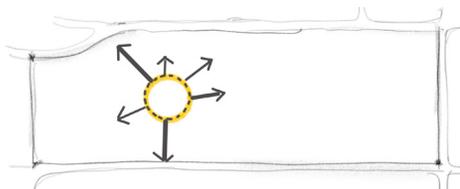
Streets and blocks are designed along ridge lines and shaped to respond to natural contours, enhancing mobility through the site by following and crossing the slope in accessible ways. Local pathways also follow the topography, providing more frequent connections through the site.

A Central Gathering Space



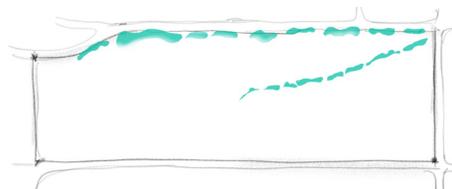
A central gathering space is created at the core of the site, offering a community hub by bringing together parks and open spaces in a forest canopy and natural setting, surrounded by cultural, community and recreational uses.

Mixed-Use Urban Plaza



Convenient and easy accessibility is created to a mixed-use urban plaza co-located with a potential transit station. The Diagonal car-free corridor steps down the ridge from the West Point Grey neighbourhood, to the plaza, and continues, down to West 4th Avenue and Jericho Beach Park.

New West 4th Avenue edge



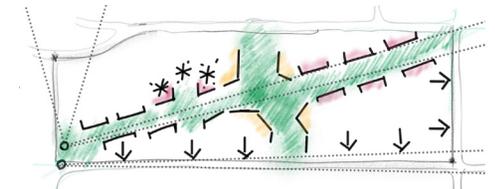
The West 4th Avenue perimeter of the site is reimagined with new mobility and landscape features, creating a naturalized interface and multimodal edge for the Jericho Lands.

Skyline: Two Peaks



Distinct nodes are defined through building massing in two peaks. Three iconic "sentinel" buildings frame the urban plaza.

Framing and Transitions



Buildings are terraced to transition down to West 8th Avenue and along the Diagonal. Solar performance is optimized on public spaces along the Diagonal. The ridge and views to downtown are accentuated through building placement.

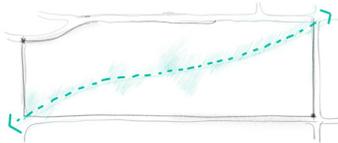
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RESPONDING TO THE EMERGING SITE PLANNING IDEAS

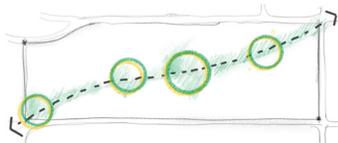
Each of the Big Ideas build on the cultural design inspirations and align with multiple Emerging Site Planning Ideas, as outlined here and on the next panels.

BIG IDEAS:

A Diagonal spine



Journey along the Diagonal



Natural Systems & Open Space

Connections & Mobility

Inclusive Neighbourhood

Sustainability & Resilience

EMERGING SITE PLANNING IDEAS ADDRESSED:

Frame Significant Views

Celebrate Rain Water

Connect Parks & Open Spaces

Design the Site to be Car-Light

Prioritize Walking, Rolling & Cycling

Recognize the Ridge

Connect Parks & Open Spaces

Prioritize Walking, Rolling & Cycling

Design the Site to be Car-Light

A Unique & Vibrant Public Realm

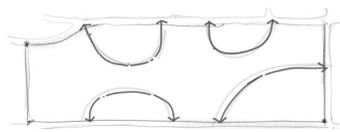


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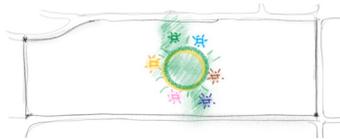
RESPONDING TO THE EMERGING SITE PLANNING IDEAS

BIG IDEAS:

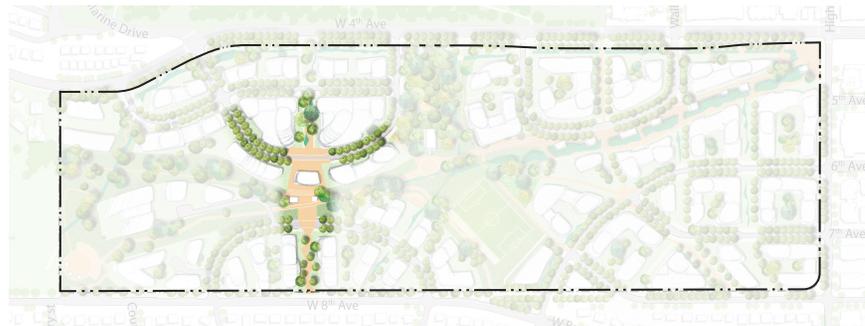
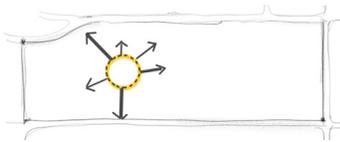
Responding to the topography



A Central Gathering Space



Mixed-Use Urban Plaza



EMERGING SITE PLANNING IDEAS ADDRESSED:

Start with the Land

Recognize the Ridge

Design the Site to be Car-Light

Start with the Land

Enhance Biodiversity & Ecological Connections

Design to be Welcoming & Inclusive

Provide Amenities to Support the Neighbourhood

Plan for a Low Carbon Neighbourhood

Frame Significant Views

Encourage Transit Use Through Site Design

Create a Destination for Culture, Jobs, & Shopping

A Unique & Vibrant Public Realm

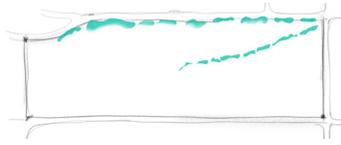


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RESPONDING TO THE EMERGING SITE PLANNING IDEAS

BIG IDEAS:

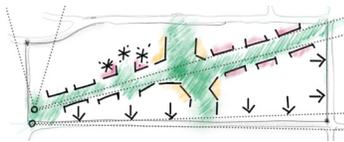
New West 4th Avenue Edge



Skyline: Two Peaks



Framing and Transitions



EMERGING SITE PLANNING IDEAS ADDRESSED:

Celebrate Rain Water

Re-imagine West 4th

Define a Place that is Resilient & Adaptable

Recognize the Ridge

Encourage Transit Use Through Site Design

Design a New Neighbourhood with Distinct Districts

Amplify reconciliation & long-term prosperity

Frame Significant Views

Neighbourhood Transitions

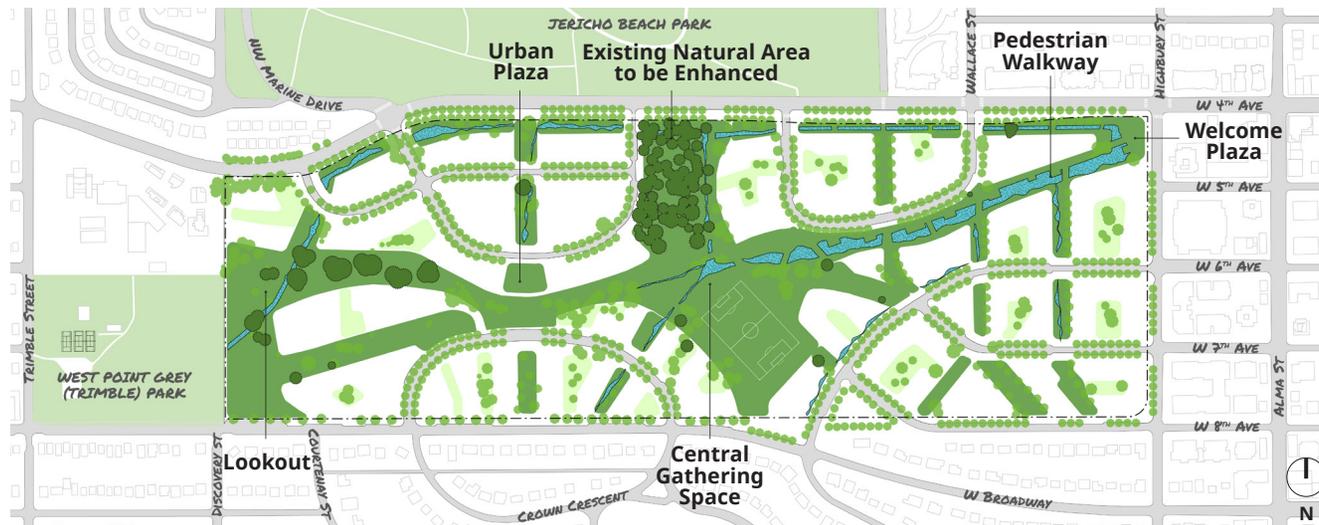
Recognise Land as a Limited Resource

Plan for a Low Carbon Community



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PARKS AND OPEN SPACE



Legend

- Park & Open Space Network
- Courtyard Spaces
- Rainwater Management
- Existing Trees
- Proposed Trees

- A car-free diagonal spine links together a park and open space network:
 - Approximately 20 acres of passive and active parks;
 - A welcoming entry plaza at West 4th Avenue and Highbury Street;
 - A pedestrian walkway envisioned as a social heart with rainwater channels, gathering spaces, and retail pavilions;
 - A large central gathering space for active and passive recreation, ecological, community, urban agriculture and cultural uses at the edge of the existing natural area;
 - A mixed-use urban plaza co-located with the potential transit station;
 - A lookout entry plaza that can serve as a cultural gathering space with views to the mountains, sea, and downtown.
- The ridge, toboggan hill, a portion of the existing natural area and many significant existing trees are retained, enhanced and celebrated, and new tree canopy is added.
- An active modes open space and rainwater corridor is introduced along West 4th Avenue, providing a continuous green transition to Jericho Beach Park.



Rainwater gardens (Portland)



Landscaped ascent to hilltop lookout (Toronto)



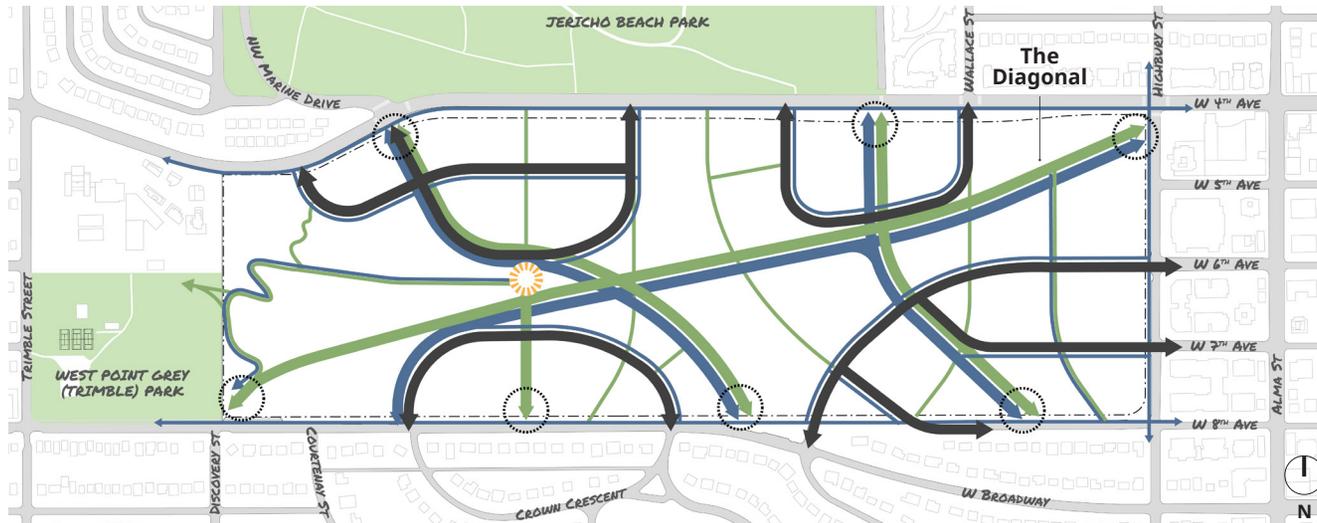
Urban event plaza (UBC)



Forested nature trail (Pacific Spirit Regional Park)

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MOBILITY NETWORK



Legend

- Local Street Network
- Primary Pedestrian Route
- Secondary Pedestrian Route
- Primary Cycling Route
- Other Cycling Routes
- Potential Transit Station
- Key Entry Points

- A new network of pedestrian and cycling routes offers priority to active modes through dedicated routes, separated lanes on shared routes and streetscape approach meant to increase comfort and reduce speeds.
- The proposed mobility network is structured by curvilinear connections designed to integrate with the topography and to create direct and continuous links to existing mobility networks.
- Access to each quadrant is provided for vehicles and servicing, while discouraging through traffic. Connections between quadrants are provided for pedestrians and cyclists of all ages and abilities.
- A diagonal green spine is the central element of the mobility network and acts as an active modes corridor for all users.
- A potential future transit station is situated centrally for convenient access. Connections for passenger pick-up and drop off are provided from both West 4th and West 8th Avenues.



Welcoming entry way (UBC)



Active modes corridor (Vancouver)



Greenway boulevard (UBC)



Complete street design (Montreal)

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LAND USE



Legend

- Park & Open Space Network
- Residential
- Community Amenities
- Cultural Spaces
- Mixed-Use (Retail/Residential)
- Mixed-Use (Office/Retail/Residential)

- A broad range of uses and activities are proposed to be integrated across the site:
 - Commercial spaces are concentrated at the east end of the Diagonal, along a pedestrian walkway, enhancing existing commercial activities on West 4th Avenue.
 - A combination of commercial, retail, and office spaces is located in the northwest quadrant, supported by the potential location of a potential future transit station.
 - Residential development is integrated with other land uses throughout the site and is concentrated near retail and a mixed-use urban plaza.
 - Key community amenities and cultural spaces are located in close proximity to the central gathering space, existing natural area and playing field, creating a community hub and supporting intergenerational gathering and learning as well as synergies between indoor amenities and the outdoors.



Cultural forest pavilion (North Vancouver)



Animation by cafes and retail (Oslo)



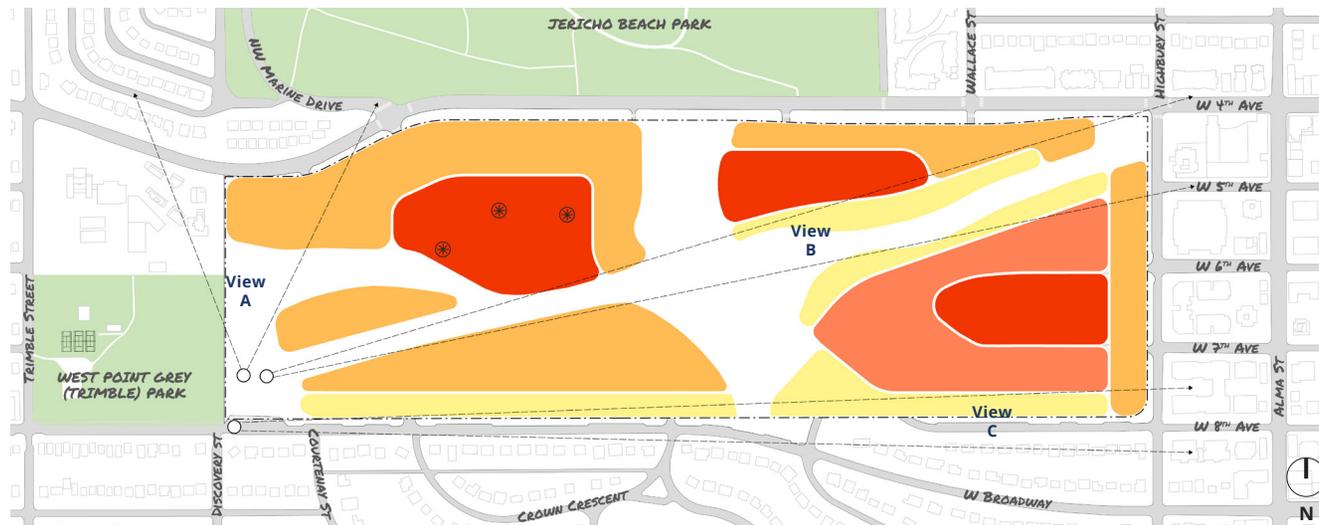
Retail supported by mix of uses (Vancouver)



Community amenities (Aldergrove)

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BUILT FORM (BUILDING TYPES AND HEIGHTS)



Legend

- Low-rise (up to 5 storeys)
 - Medium-rise (up to 15 storeys)
 - Medium height towers (up to 23 storeys)
 - Tall buildings (up to 32 storeys)
 - ⊗ Sentinel Buildings
- * The Sentinels are intended to be iconic and visually distinct. The buildings are illustrated at up to 38 storeys to be refined through further study.

- The built form follows the topography of the land and harmoniously integrates into the ridge and with other natural elements.
- Taller buildings are concentrated around two main focal points; the community hub and mixed-use urban plaza to the west and the retail heart and residential core on the east portion of the site.
- Building heights rise toward the centre of the site with a terraced approach to massing, transitioning down toward the residential area and proposed parks, and minimizing shadow impact on public spaces.
- The "sentinel" buildings, three iconic towers that form the architectural focal point of the site, slope upward from the land reflecting the partnership and stewardship of the MST Nations. The sentinel buildings are uniquely oriented to frame and enhance views to the city, mountains and natural landscape while allowing for views to and through the site.



View northwest at 8th and W Broadway



Views A, B, C: to the mountains, sea, city



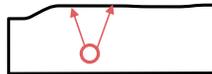
View south from the sea

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BUILT FORM (BUILDING TYPES AND HEIGHTS)



View towards mixed-use urban plaza and potential transit station.



View southwest along the Diagonal at West 4th and Highbury St.



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SUN & SHADOW ANALYSIS

Equinox - March 21st



Summer Solstice - June 21st



Winter Solstice - December 21st



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THE CONCEPT



The Weave concept is defined by a fine-grained network of streets and blocks, anchored by three distinct neighbourhood hearts. An east-west central spine connects the hearts and prioritizes active transportation with a series of social spaces and community amenities.

Pedestrian and cycle routes link gathering spaces and rainwater features, and connect on-site destinations, a potential future transit station, and surrounding neighbourhoods and open spaces. Four primary street "loops" concentrate vehicular traffic away from central gathering spaces, while shared slow streets support bus and local north-south movement.

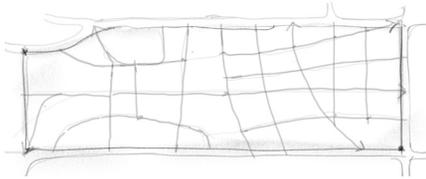
Taller buildings are proposed to be located on the eastern (lower) portion of the site, balanced by courtyards, open spaces and gathering places, and at the Community Heart located on the western portion of the site. Building heights transition down toward the site edges and existing neighbourhoods.



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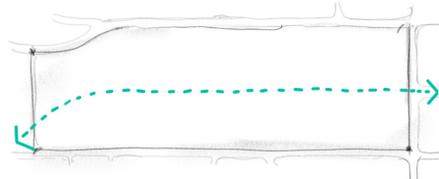
THE BIG IDEAS

Interwoven network of connections



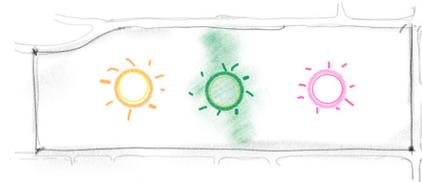
A fine-grain network of interconnected corridors and intersections weave the site into the landscape and surrounding context and knit together a fabric of distributed social spaces, encouraging the intersection of mobility, gathering and activity.

Central east-west spine



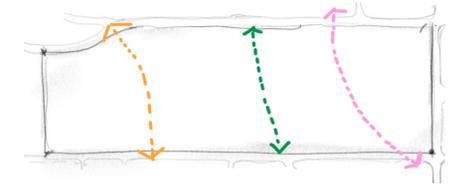
A central east-west corridor aligns with West 6th Avenue to provide a link from the neighbourhood to the east, to a series of key spaces on the ʔəyalməxw/Iyálməxw/Jericho Lands site, and westward into Trimble Park and the West Point Grey neighbourhood, and 10th Avenue high street to the west.

Three distinct hearts



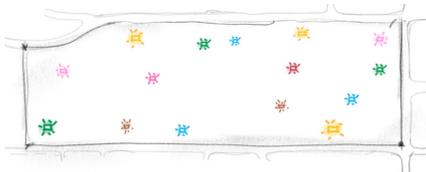
Three community 'hearts' of different character offer key nodes of activity through co-locating community gathering with retail and services (**Village Heart**); combining recreation, public amenities, and commercial activity adjacent to potential transit (**Community Heart**); and celebrating the relationship between nature, culture and community (**Nature Heart**).

Connect 4th to 8th



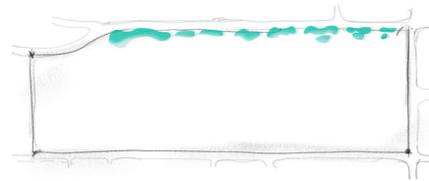
North/south connections through the site offer strong linkages between West 4th and West 8th Avenues and beyond, helping to knit the site into the existing fabric of Jericho Beach Park and the surrounding neighbourhoods: active transportation links adjacent to the central park and from Alma to Jericho Beach; a slow street connection through the Village Heart; and transit connections from north and south to the potential future transit station.

Longhouse-inspired amenity spaces



The spirit of the traditional longhouse form inspires the location of shared communal spaces within fine-grained development blocks, within open spaces, courtyards, or through built form.

New 4th Ave water "front" edge



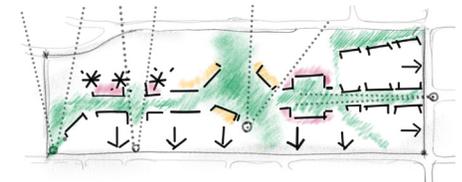
The cultural importance of the connection between water, the Salish Sea and the site is reflected in linear water features along West 4th Avenue and through the integration of rainwater in an urban plaza that celebrates arrival at ʔəyalməxw/Iyálməxw/Jericho Lands at West 4th Avenue and Highbury Street.

Skyline: Varied Heights



Varied heights are woven throughout the site. Three iconic "sentinel" buildings mark the Community Heart.

Framing and Transitions



Building heights transition down around parks, the Village Heart and the central spine. Public spaces are framed by buildings; small buildings frame small-scale spaces.

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RESPONDING TO THE EMERGING SITE PLANNING IDEAS

Each of the Big Ideas build on the cultural design inspirations and align with multiple Emerging Site Planning Ideas, as outlined here and on the next panels.

Natural Systems & Open Space

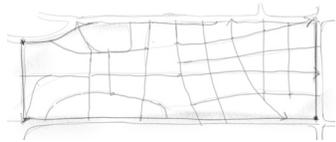
Connections & Mobility

Inclusive Neighbourhood

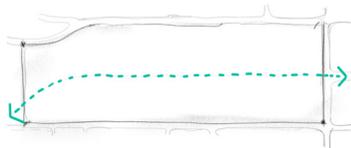
Sustainability & Resilience

BIG IDEAS:

Interwoven network of connections



Central east-west spine



EMERGING SITE PLANNING IDEAS ADDRESSED:

Connect Parks & Open Spaces

Design the Site to be Car-Light

Prioritize Walking, Rolling & Cycling

Enhance Neighbourhood Connections

Plan for a Low Carbon Neighbourhood

Connect Parks & Open Spaces

Recognize the Ridge

A Unique & Vibrant Public Realm

Prioritize Walking, Rolling & Cycling

Enhance Neighbourhood Connections

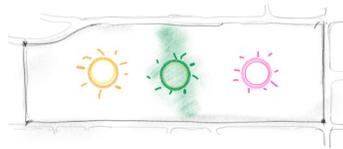


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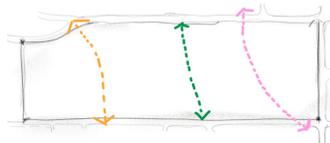
RESPONDING TO THE EMERGING SITE PLANNING IDEAS

BIG IDEAS:

Three distinct hearts



Connect 4th to 8th



Longhouse-inspired amenity spaces



EMERGING SITE PLANNING IDEAS ADDRESSED:

Start with the Land

Enhance Biodiversity & Ecological Connections

Provide Amenities to Support the Neighbourhood

Design a Neighbourhood with Distinct Districts

Create a Destination for Culture, Jobs and Shopping

Define a Place that is Resilient & Adaptable

Connect Parks & Open Spaces

Design the Site to be Car-Light

Prioritize Walking, Rolling & Cycling

Enhance Neighbourhood Connections

Encourage Transit Use Through Site Design

Neighbourhood spaces foster health & well-being

A Unique & Vibrant Public Realm

Amplify reconciliation & long-term prosperity

Define a Place that is Resilient & Adaptable

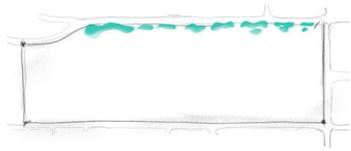


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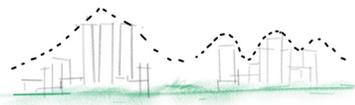
RESPONDING TO THE EMERGING SITE PLANNING IDEAS

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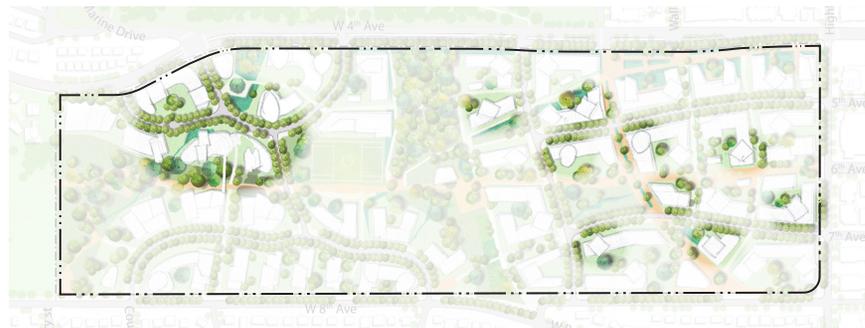
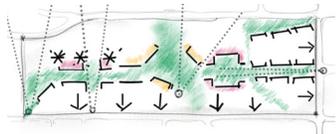
New 4th Ave water "front" edge



Skyline: Varied Heights



Framing and Transitions



EMERGING SITE PLANNING IDEAS ADDRESSED:

Celebrate Rain Water

Enhance Biodiversity & Ecological Connections

Re-imagine West 4th

Design to be Welcoming & Inclusive

Define a Place that is Resilient & Adaptable

Recognize the Ridge

Encourage Transit Use Through Site Design

Design a New Neighbourhood with Distinct Districts

Amplify reconciliation & long-term prosperity

Frame Significant Views

Neighbourhood Transitions

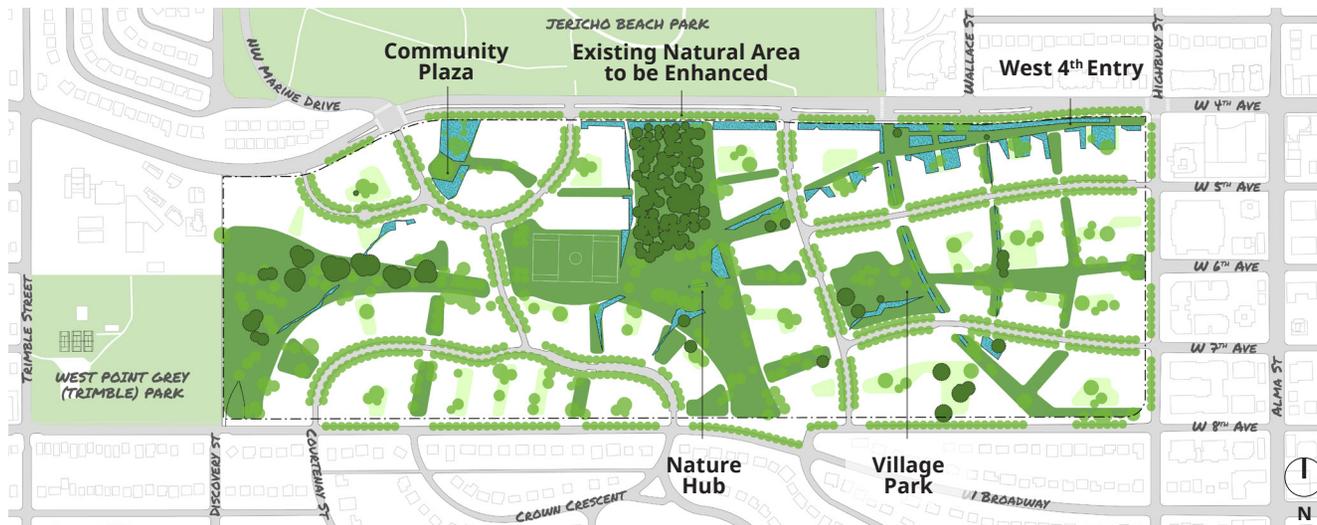
Recognise Land as a Limited Resource

Plan for a Low-Carbon Community



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PARKS AND OPEN SPACE



Legend

- Park & Open Space Network
- Courtyard Spaces
- Rainwater Management
- Existing Trees
- Proposed Trees

- The open space network includes approximately 20 acres of passive and active parks woven throughout the site at a range of scales, integrated with water sensitive urban design, and a fine-grained network of pedestrian and bicycle paths.
- The ridge and significant existing trees are celebrated on the west side and a portion of the existing natural area is retained, enhanced and managed.
- Several key open spaces are co-located with active uses and amenities in the neighbourhood hearts:
 - Village Park: a lively urban park surrounded by retail and services;
 - Nature Hub: a large park and open space extending from West 4th Avenue to West 8th Avenue with space for passive greenspace, cultural programming and community agriculture at the edge of the existing natural area;
 - Community Plaza: a neighbourhood plaza and wetland located adjacent the potential transit station and playing field.
- An open space network links the southeast corner of the site to Jericho Beach Park, and lines the north edge of the site along West 4th Avenue, including a plaza and rainwater gardens that create a West 4th Entry at the northeast.



Urban park lined with retail (London, UK)



Courtyard spaces (Stockholm)



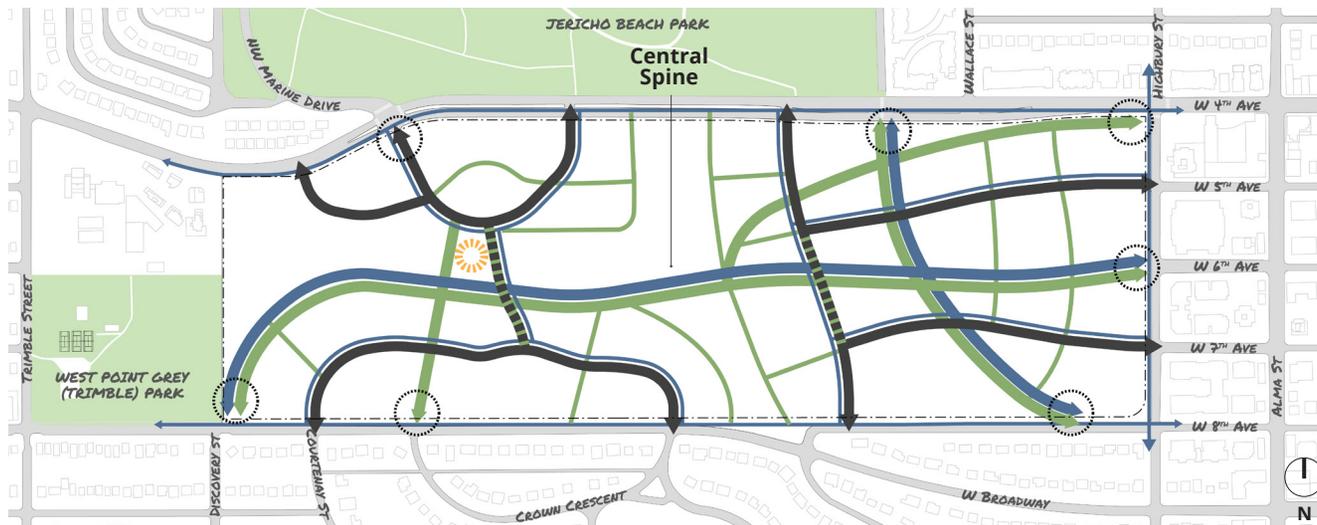
Play spaces (Portland)



Urban rainwater integration (Victoria)

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MOBILITY NETWORK



Legend

- Local Street Network
- Pedestrian Priority Streets
- Primary Pedestrian Route
- Secondary Pedestrian Route
- Primary Cycling Route
- Other Cycling Routes
- Potential Transit Station
- Key Entry Points

- Active modes are prioritized through clear links between key on-site destinations and connections to existing routes. The east-west central spine serves as an active modes corridor, accommodating all ages and abilities and linking a range of proposed amenities.
- The proposed mobility network aligns seamlessly with surrounding streets and features tightly knit connections across the flatter east half of the site; curving east-west streets are proposed on the steeper western portion.
- Limited north-south vehicle movement is proposed on the east half of the site; transit-only connections are provided north-south to the centrally positioned potential future transit station.
- Key vehicular access points are located on West 4th Avenue for both east and west portions of the site, while minor access points are provided off Highbury Street and West 8th Avenue.



Active transportation connections (NYC)



Pedestrian priority streets (Brighton, UK)



Complete street design (St. Paul)



Cycling infrastructure (Chicago)

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LAND USE



Legend

- Park & Open Space Network
- Residential
- Community Amenities
- Cultural Spaces
- Mixed-Use (Retail/Residential)
- / Mixed-Use (Office/Retail/Residential)

- A mix of land uses is proposed across the site, with a focus on co-location of complementary uses:
 - Residential uses are integrated throughout the development, framing shared social spaces and other active uses.
 - Commercial uses and open space make up the Village Heart, providing retail, services and a community gathering space. Small scale commercial spaces are located at the West 4th Entry, building on existing commercial uses along West 4th Avenue. Discrete retail spaces also mark the SW and SE entry points.
 - Community amenities are co-located with the playing field within the Community Heart to support synergies between public amenities and the outdoors.
 - Cultural spaces (art, nature, food security, education) are located adjacent to an enhanced natural area and central park within the Nature Heart, combining a focus on Indigenous knowledge, gathering spaces, and food security.



Community amenities (Markham)



Urban plaza and active uses (Toronto)



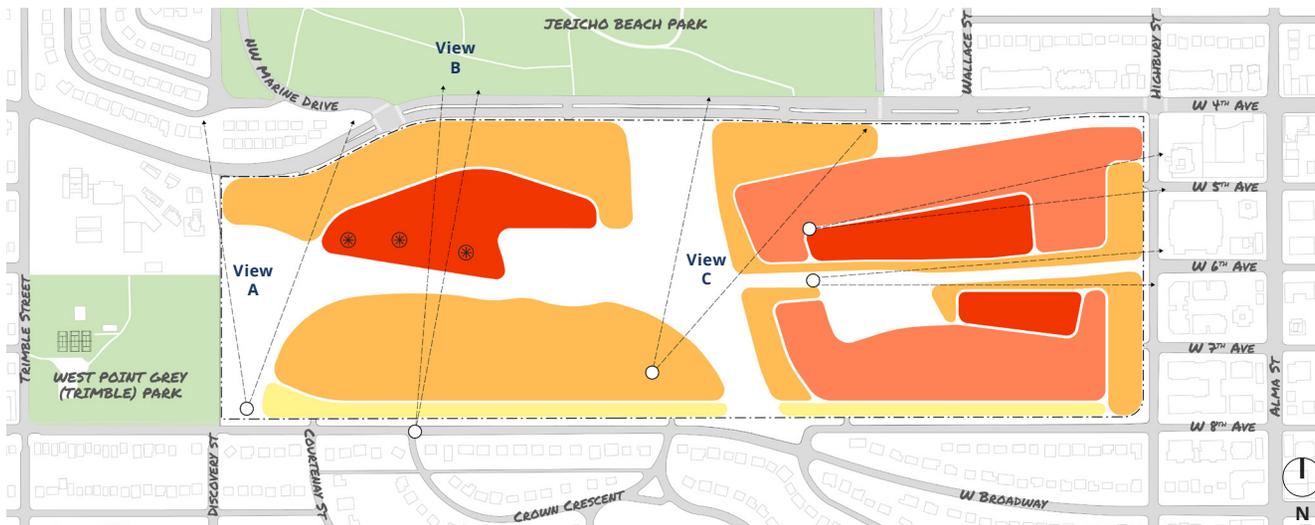
Residential and open space integration (West Vancouver)



Forest pavilion (Zhongshan, China)

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BUILT FORM (BUILDING TYPES AND HEIGHTS)



Legend

- Low-rise (up to 5 storeys)
 - Medium-rise (up to 15 storeys)
 - Medium height towers (up to 23 storeys)
 - Tall buildings (up to 32 storeys)
 - ⊗ Sentinel Buildings
- * The Sentinels are intended to be iconic and visually distinct. The buildings are illustrated at up to 38 storeys to be refined through further study.

- Taller buildings are proposed to be located on the eastern portion of the site.
 - Variation in building type provides a range of experiences, from podium rooftops that offer opportunities for solar access and urban agriculture, to courtyard typologies that frame shared outdoor community space.
- Three iconic "sentinel" buildings are proposed as a cluster around the proposed Community Heart, to convey the partnership between the MST Nations and to be visually prominent.
- Building placement and orientation should create a human scale experience, allowing for views through the site, and providing access to sunlight on open spaces, along streets and in living units.
- Midrise buildings and building podium elements help transition in height down to the site edges, adjacent to existing neighbourhoods.



View northwest at 8th and W Broadway



Views to the mountains, sea, city



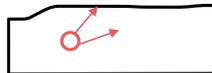
View south from the sea

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BUILT FORM (BUILDING TYPES AND HEIGHTS)



View northeast to mountains and sea at the Community Heart



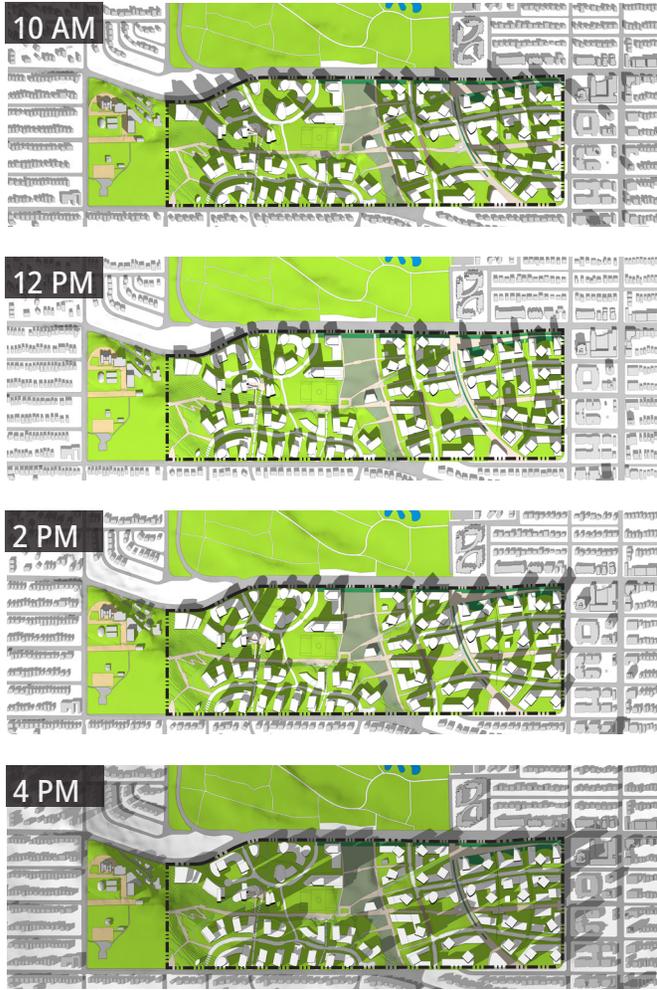
Village Heart and east-west central spine



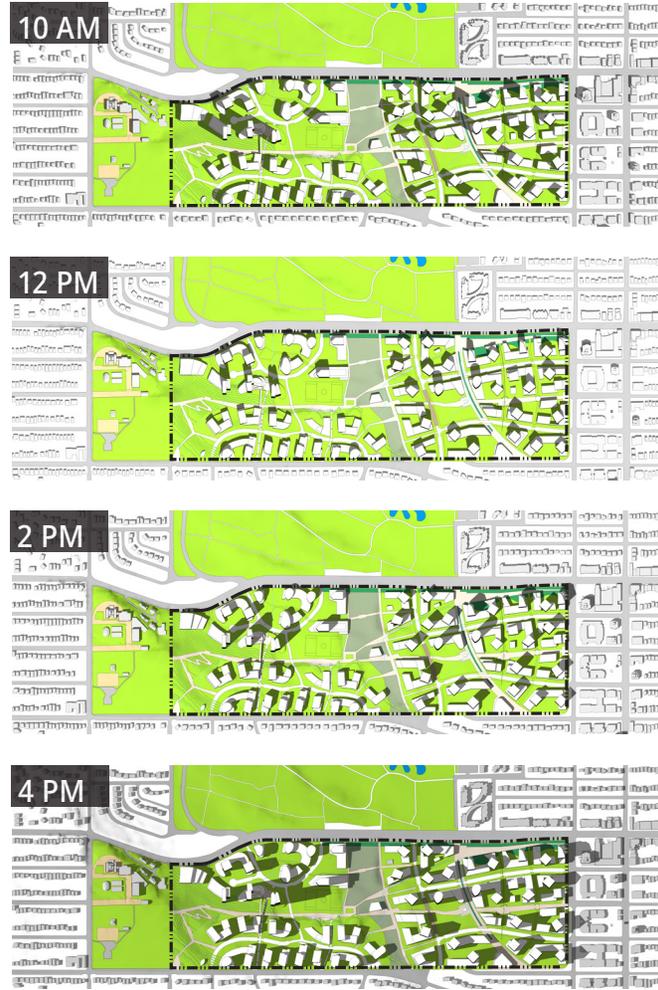
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SUN & SHADOW ANALYSIS

Equinox - March 21st



Summer Solstice - June 21st



Winter Solstice - December 21st

