

Phase 3 Public Engagement Summary

ʔə́alməx^w / lʔ́almexw

JERICO LANDS

Policy Planning Program



CITY OF
VANCOUVER

Jericho Lands Planning Program

Table of Contents

CULTURAL SIGNIFICANCE.....	4
1. RECONCILIATION	7
2. SITE CONTEXT.....	8
3. ABOUT THE JERICHO LANDS PLANNING PROGRAM.....	9
4. ENGAGEMENT BY THE NUMBERS.....	10
5. PHASE 3 ENGAGEMENT PROCESS.....	11
6. PHASE 3 ENGAGEMENT ACTIVITIES	12
CONCEPTUAL SITE OPTIONS SURVEY SUMMARY	19
7. STAYING INVOLVED.....	38

Cultural Significance of ʔə́yalməx^w ¹/ l̥yálmexw² /Jericho Lands

At the launch of the Jericho Lands planning process, the x^wməθk^wə́yəm (Musqueam), Skwxwú7mesh (Squamish), and sə́lilwətał (Tseil-Waututh) people shared the cultural significance of the Jericho site. The following are the words they shared with us.

“ ʔə́yalməx^w/ l̥yálmexw is part of an interconnected network of cultural sites that exist throughout Musqueam, Squamish, and Tseil-Waututh territories. For thousands of years, these have been the lands and waters on which we have resided, worked, and followed our cultural customs. These territories offered our ancestors a life of abundance with smelt, coho and chum from the creeks and sea, and deer and elk from the uplands. It was a place to gather materials for homes and our families. Today, these lands offer us, the descendants of those original peoples, a new form of abundance.

ʔə́yalməx^w/ l̥yálmexw was connected to other villages and campsites by a network of trails radiating across our territories. In our oral history, it was from there an ancestor to many Musqueam, Squamish, and Tseil-Waututh families named qiyəplənəx^w/ Kiyəpələnəxw gathered warriors to defend against northern people who would raid our various communities. It was also a site of many large communal cedar plank longhouses that measured hundreds of feet in length. Here, thousands of guests from the Fraser Valley, Vancouver Island, up the coast, and Puget Sound would be hosted at gatherings organized by the residents of ʔə́yalməx^w/ l̥yálmexw.

The redevelopment of the Jericho Lands is a generational opportunity for us to reaffirm these relationships — to honour our heritage, to rebuild our communities, and to celebrate our unique identity. This building of a new ʔə́yalməx^w/ l̥yálmexw (Jericho) is to remind ourselves, and educate all local residents, about the essential connections between our three Nations, and our ongoing connection to these places we have called home for so many generations.”

¹ ʔə́yalməx^w is the place name in the **hən̓q̓əmin̓əm̓** language spoken by Musqueam and Tseil-Waututh peoples.

² l̥yálmexw is the place name in the **Skwxwú7mesh** language spoken by Squamish people.



Tidal flats of Jericho Beach in 1890 by Bailey Brothers (City of Vancouver Archives)



Gathering of Canoes (2017)

1. Reconciliation

Vancouver is located on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliwətał (Tsleil-Waututh) Nations.

The ʔəy̓alməxʷ/ Iy̓álmexw /Jericho Lands planning process is an opportunity to advance our collective work towards Reconciliation. The process will aim to recognize both the living culture and history of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliwətał (Tsleil-Waututh) peoples. It will seek to create opportunities for sharing culture, storytelling, and healing, aiming to incorporate Indigenous values and principles into the planning and design of the site.

Vancouver City Council endorsed the United Nations Declaration on the Rights of Indigenous Peoples in 2013 and has designated Vancouver as a City of Reconciliation. To achieve its goals, in 2014 the City established the Reconciliation Framework, which was reaffirmed by the City in 2022.

In October 2022, Vancouver City Council adopted the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Strategy for Vancouver. All City activities including the ʔəy̓alməxʷ/Iy̓álmexw/Jericho Lands planning program will align with, and advance, the UNDRIP Strategy's calls-to-action.

There are a number of Host Nations and City of Vancouver resources available to learn more about the historical and current relationships the Host Nations have with the land which is now known as the City of Vancouver.

The Host Nations' websites contain information about their histories, cultures, governance, and ways of affirming their continuity on these lands:

- Musqueam Indian Band: musqueam.bc.ca
- Squamish Nation: squamish.net
- Tsleil-Waututh Nation: twnation.ca

Please visit the City of Vancouver website to learn more about the designation as a City of Reconciliation, the City of Vancouver's United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Strategy, and the City of Vancouver's First Peoples: A Guide for Newcomers:

[Read the City of Reconciliation webpage here](#)

[Read the UNDRIP Strategy here](#)

[Read First Peoples: A Guide for Newcomers here](#)

2. Site Context



3. About the Jericho Lands Planning Program

Since launching the ʔəy̓ alməxʷ/l̓y̓ álmexw/ Jericho Lands planning program in 2019, the City has co-hosted a variety of in-person and virtual public engagement events. At these events City staff connected with thousands of community members, members of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliwətał (Tsleil-Waututh) Nations, stakeholder groups, and individuals from across the city.

About This Report

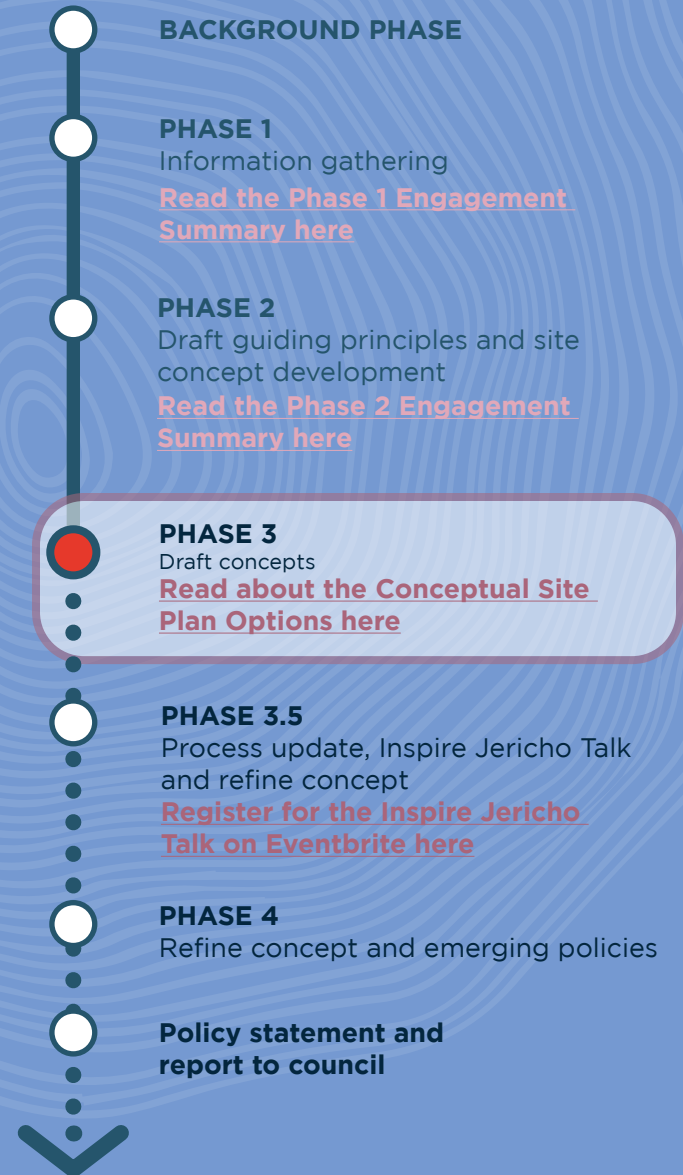
The Phase 3 Engagement Summary summarizes key feedback that emerged during the public consultation held from October to December, 2021. The intention of this phase of engagement was to explore and collect feedback on two different site plan concepts; **Option A: p̓ʔəq̓əs / sp̓ákʷus / eagle** and **Option B: t̓ən / tahim t̓l'a uxwmixw-chet / weave**. Specifically, we sought feedback on how different approaches to parks and open space, mobility, block structure, land use and building massing can inform the ʔəy̓alməxʷ/ l̓y̓álmexw / the Jericho Lands in the future.

The document highlights engagement activities and key findings from public feedback received between October and December 2021. The information was gathered through an online survey, Talk to a Team Member one-on-one meetings, and community stakeholder meetings with City staff. The summary includes information on the process to date, engagement numbers, engagement activities, and detailed summaries of what we heard throughout Phase 3.

Input summarised in this report will help inform the preferred concept and emerging policies that will be shared in Phase 4 of the planning program.

Project Timeline

The Jericho Lands planning program is a multi-year process with multiple phases that will result in the development of a policy statement.



4. Phase 3 Engagement By The Numbers

Community Newsletter (Fall 2021)



+12,000

copies distributed to West Point Grey and Kitsilano residents, and Host Nation members.

289 downloads of
a digital copy from the
project web page.

Virtual Phase 3 Kick-off Event



227

participants attended the Virtual Phase 3 Kick-Off event.

774 online views of the recorded session to date.

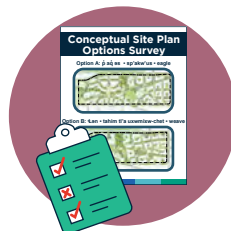
Jericho Lands Email Notification List



+1,500

people signed up
to receive project
notifications to date.

Conceptual Site Plan Options Survey



427

total responses to the surveys.

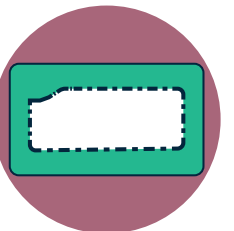
Local Stakeholder Meetings



+40

participants across 5 local stakeholder meetings.

Self-Guided Tour (Summer 2021)



City staff, in collaboration with the landowners, invited the public to take a self-guided tour of ʔəyalməx^w/ ȷyálmexw/ the Jericho Lands to learn more about the Council endorsed Emerging Ideas.

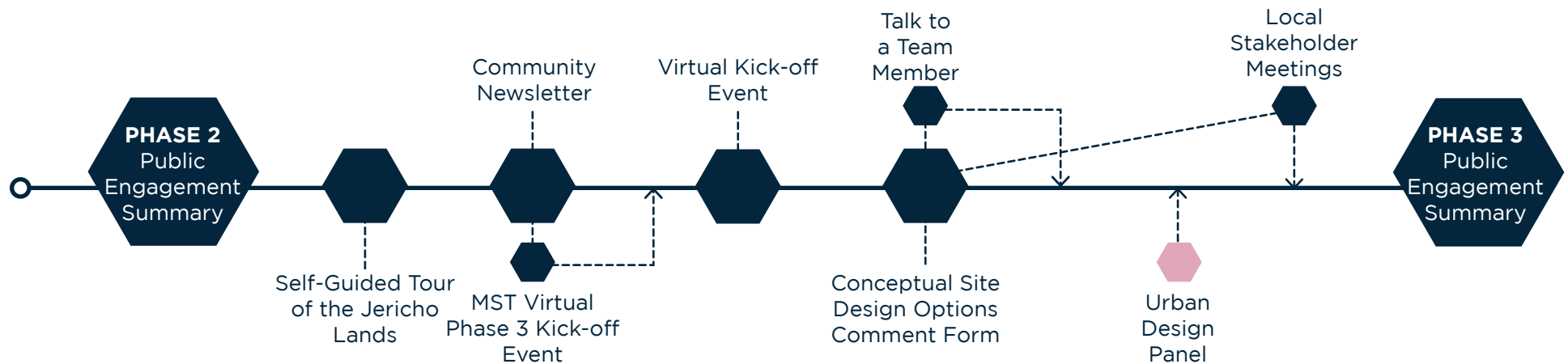
Talk to a Team Member Meetings



+175

meetings with the public conducted virtually, by phone, and in-person at our remote office location.

5. Phase 3 Engagement Process



Phase 3 of the Jericho Lands Planning Process was officially kicked off with a self-guided tour of the Jericho Lands in the Summer of 2021, and Community Newsletter (Fall 2021) that was made public in early October, 2021. These launched Phase 3 into a series of public engagement activities through to December 2021.

As province-wide COVID-19 public health restrictions persisted, the Jericho Lands planning team continued to look for alternative ways to inform and engage community members on project milestones and updates. This included providing updates via the project web page, an online survey, and hosting a combination of online and in-person engagement events between October 14 and December 9, 2021, in addition to the self-guided tour and Community Newsletter.

Urban Design Panel (UDP)

UDP advises City Council and staff on development proposals or policies, including major development applications, rezoning applications, and other projects.

On November 3, 2021, City staff, the landowners' and their design team presented the two Conceptual Site Plan Options to the UDP. Following the presentation, UDP members provided verbal feedback to the team, which were recorded in the meeting minutes.

[Read the UDP meeting minutes here](#)

6. Phase 3 Engagement Activities

Self-Guided Tour of ʔəʔalməxʷ / lʔálmexw / Jericho Lands

The City of Vancouver project team, in collaboration with the landowners, invited the public to take a self-guided tour of ʔəʔalməxʷ / lʔálmexw / the Jericho Lands to learn more about the Emerging Ideas that were endorsed by Council on June 23, 2021. Through the lens of the Emerging Ideas, the Self-Guided Tour was intended to help the public envision the future of ʔəʔalməxʷ / lʔálmexw / the Jericho Lands, while doing so at their own pace.

The Emerging Ideas were presented on information boards at eight separate locations across the site. Each information board highlights three distinct Emerging Ideas, for a total of 24 Emerging Ideas across the eight different locations.

[Read the Council approved draft Guiding Principles \(June 2021\)](#)

[Read the Self-Guided Tour Information Boards](#)

[View where the Information Boards were located](#)

[Read the Council approved Emerging Ideas \(June 2021\)](#)



Community Newsletter (Fall 2021)



In early October, 2021, the Jericho Lands planning team distributed its second Community Newsletter to over 12,000 residents in West Point Grey and Kitsilano. Copies of the newsletter were also provided for circulation within the xʷməθkʷəṽəm (Musqueam), Skwxwú7mesh (Squamish), and səliwətał (Tsleil-Waututh) communities.

The newsletter provided a high-level summary of the Phase 1 and Phase 2 public engagement activities and an overview of the Council approved draft Emerging Ideas. It also introduced the two Conceptual Site Plan Options, and invited the community to join the Phase 3 Kick-Off Event on the evening of October 18, 2021.

This newsletter was the first time the Conceptual Site Plan Options were shared publicly, and these options formed the basis for a series of engagement activities throughout fall 2021.

The Community Newsletter (Fall 2021) was distributed to West Point Grey, Kitsilano and Host Nation members:

- **+12,000** Newsletters were distributed
- **289 digital copies** downloaded from the project web page

[Read the Community Newsletter \(Fall 2021\)](#)



Virtual Phase 3 Kick-off Event

On October 18 2021, City staff co-hosted the Phase 3 Kick-Off event with the joint venture partnership of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Development Corporation and Canada Lands Company. The online event was an opportunity to learn about the Conceptual Site Plan Options, and ask the landowners, the landowners' design team, and City staff questions about the two proposed options. The event consisted of a welcome from the MST Cultural Liaisons, an in-depth presentation of the two Conceptual Site Plan Options, followed by a Q&A period.

- **227** participants attended the Virtual phase 3 Kick-off Event.
- **+760 online views** of the recorded session at the time this report was published.

A video of the presentation and the Q&A period, as well as the presentation slides were made available on the project web page for those unable to attend.

[View the Phase 3 Kick-Off Event video presentation here](#)

[View the Phase 3 Kick-Off Event presentation slides here](#)

Phase 3 Engagement Materials

The following are supplemental materials created by the landowners, the landowners' design team, and City staff. They provide information on the Jericho Lands planning program and an in-depth overview of the Conceptual Site Plan Options.

[Section 1: Introduction to the Process \(City of Vancouver\)](#)

[Section 2: Introduction to the Landowners \(MST & CLC Joint Venture Partnership\)](#)

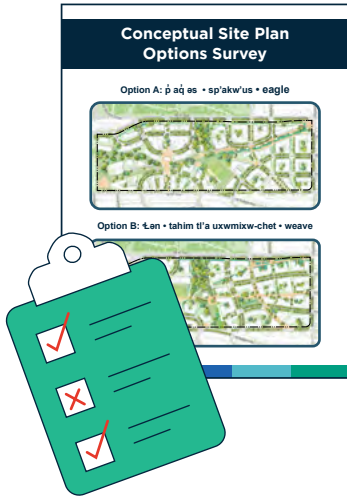
[Section 3: Background and Planning Process \(City of Vancouver\)](#)

[Read Section 4: MST Engagement and Cultural Inspiration \(MST & CLC Joint Venture Partnership\)](#)

[Section 5: Conceptual Site Plan Options \(MST & CLC Joint Venture Partnership\)](#)

[Section 6: Additional Information & Next Steps \(City of Vancouver\)](#)

Conceptual Site Plan Options Survey



Following the Phase 3 Kick-Off Event, City staff sought public feedback on the Conceptual Site Plan Options. Staff asked the public to share their thoughts by completing an online survey. The survey was shared via the Shape Your City project web page and was open for responses from October 19 to November 21, 2021.

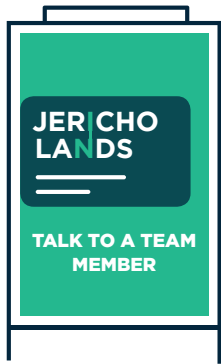
The survey sought feedback on how the Conceptual Site Plan Options align with the Council endorsed draft Emerging Ideas, as well as general feedback on two concepts.

[View the City Council endorsed draft Guiding Principles and Emerging Ideas here](#)

[View the Conceptual Site Plan Option here](#)

[Jump to the Conceptual Site Design Options Survey Summary in this report](#)

Talk to a Team Member Meetings



Between October 19 and December 9, 2021, City staff hosted remote office hours at 2070 Alma Street a block from the project site. Staff were available to discuss and answer questions on the two Conceptual Site Plan Options, as well as provide information on the overall planning process. These meetings provided an opportunity for one-on-one or small group conversations in a COVID-safe environment.

Participants were invited to book in-person appointments using the online tool Eventbrite. Each appointment allowed for up to an hour long meeting with a staff member. In addition to the option of meeting in-person, participants were given choice of meeting virtually, using a video chat platform, or over the phone. A limited number of drop-in appointments were also available on a first-come, first-serve basis.

Over the course of the Talk to a Team Member engagement, City staff provided:

- **177** one-on-one meetings, including in person, virtual and by phone
- **24** cumulative days of public outreach at the remote office location
- **136** hours of bookable office time with City staff





Community and Local Stakeholder Meetings

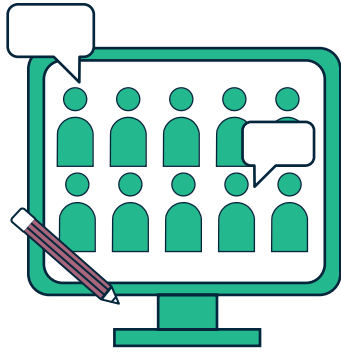
During Phase 3 of the planning process, City staff met with and presented to a number of community and local stakeholder groups. These stakeholder groups represented specific interests in the surrounding neighbourhood and adjacent to the site, such as local stratas and residents associations.

The meetings were an opportunity for participants to learn about the Jericho Lands planning process, discuss concerns and opportunities presented by the two proposed Conceptual Site Plan Options, and share feedback on the concepts.

From the launch of the Phase 3 Virtual Kick-Off Event to the end of 2021, City staff hosted a number of stakeholder meetings in the city:

- **5** meetings held for community and local stakeholder groups
- **+40** community and local stakeholder meeting attendees

Jericho Lands Working Group



In the summer of 2019 a call for applications was made for people interested in participating in the Jericho Lands Policy Statement Working Group, and a 24-member Working Group was selected. The volunteer membership comprises of a group of people representing both local community and city-wide perspectives.

Since December, 2019, the Working Group has met on 16 occasions (not including site walks with City staff and the design team), including 5 times during Phase 3 of the planning process.

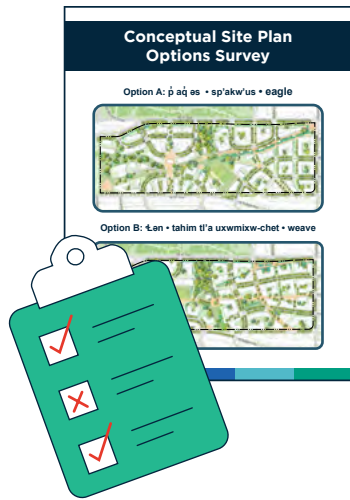
The role of the Working Group is to provide input to staff during the development and review of the Jericho Lands policy statement, as well as feedback to staff on the public engagement process. The Working Group is a unique opportunity to integrate local and broader city perspectives, informed by technical expertise and neighbourhood interests, into the formulation of the policy statement for the Jericho Lands.

[Learn more about the Jericho Lands Working Group here](#)



Community co-Design Session (July, 2019)

Conceptual Site Design Options Survey Summary



Conceptual Site Plan Options Survey at a Glance

The Jericho lands Conceptual Site plan Options Survey provided a chance for the public to provide feedback on the two Conceptual Site Plan Options that were shared leading into of the Phase 3 Engagement period, in October 2021. The survey was structured in such a way to gain feedback on how the Conceptual Site Design Options reflected and aligned with the Council endorsed Draft Emerging Ideas, as well general feedback on the two concepts.

The survey was made available on the Shape Your City project web page. We initially raised awareness of the upcoming survey in the Fall 2021 Community Newsletter. On October 19th 2021, a link to the survey was sent out using our email list, shared on the City of Vancouver's social media channels, and shared on the Shape Your City Jericho Lands project webpage. It comprised of both multiple choice and open ended questions.

The survey was initially open for responses from October 19 to November 14, 2021. At the request of the Jericho Lands Working Group, the survey was extended and remained open until 21, 2021.

Option A: p'áq'əs / sp'ákw'us / eagle

a bird on the wing soars from ocean to ridge



Option B: łən / tahim tl'a uxwmixw-chet / weave

connecting fine-grain networks and gathering spaces into a strong community fabric

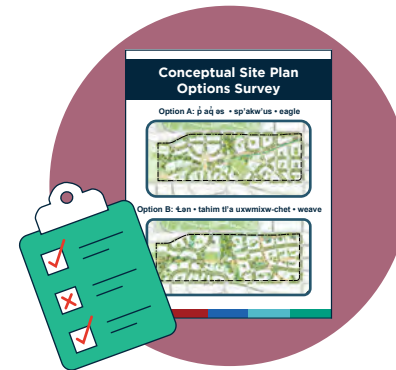


Who We Heard From

We asked all respondents to complete demographic questions at the end of the survey. This demographic data was collected to better understand who is responding.

This is a snapshot of the people that we heard from:

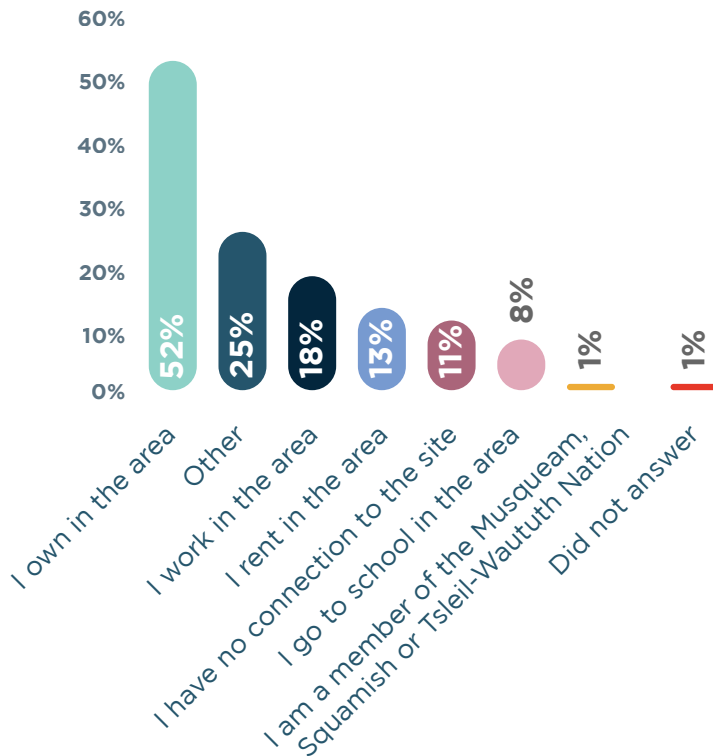
Conceptual Site Plan Options Survey



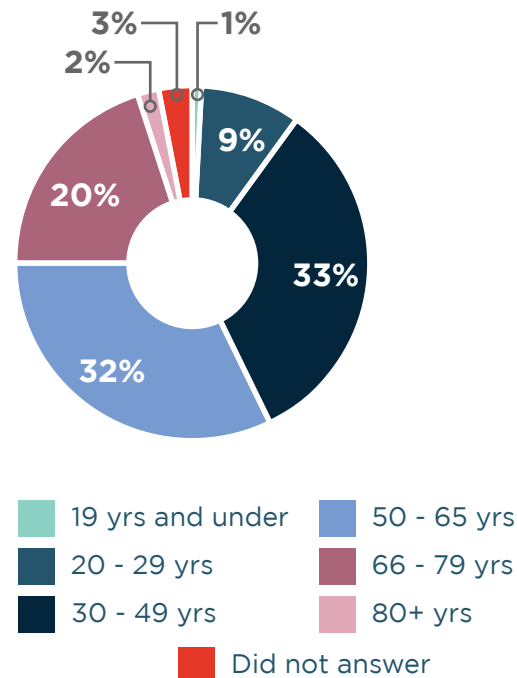
427

total responses to the surveys.

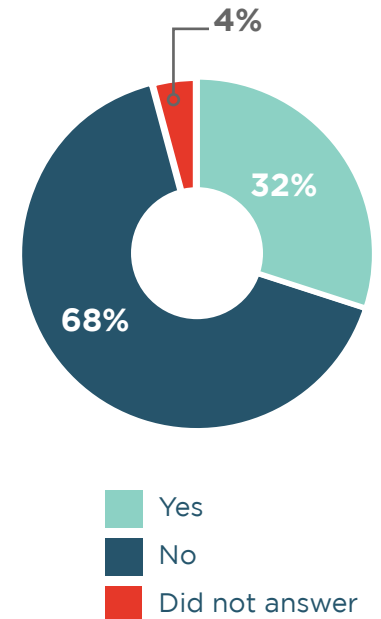
Connection to the Jericho Lands site



Age Distribution

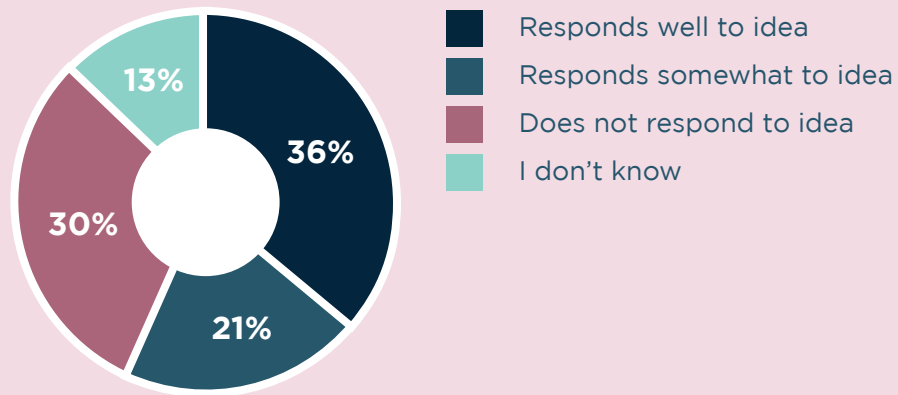


Children under the age of 19 at home

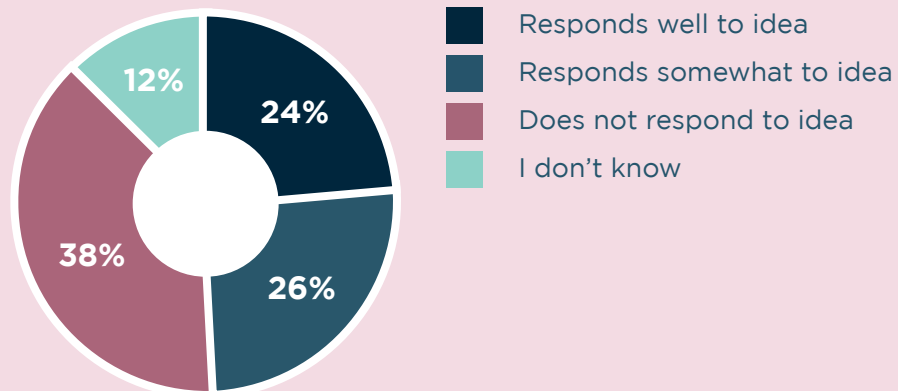


Q 1 Embedding Indigenous Values & Knowledge: Both concepts incorporate cultural design elements put forward through consultation with the Musqueam, Squamish and Tsleil-Waututh Nations members. Elements include: honouring the ridge, water as life giver, stewards of trees and canopy, living with nature, a place of arrival, spirit of the longhouse, and celebrating the MST partnership.

EAGLE

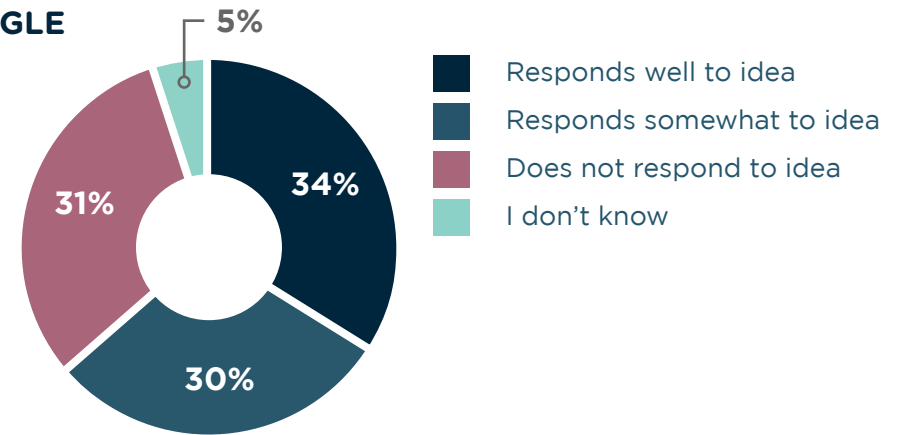


WEAVE

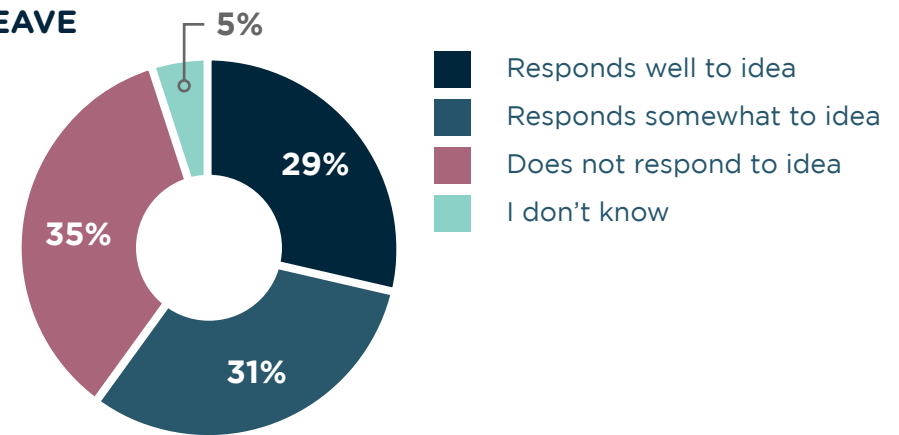


Q 2 Enhance Biodiversity and Ecological Connections: Both concepts retain existing trees including the retention and enhancement of an existing natural area and provide improved ecological connectivity to Jericho Beach Park. The Weave retains a greater amount of the natural area and more existing trees in the eastern part of the site.

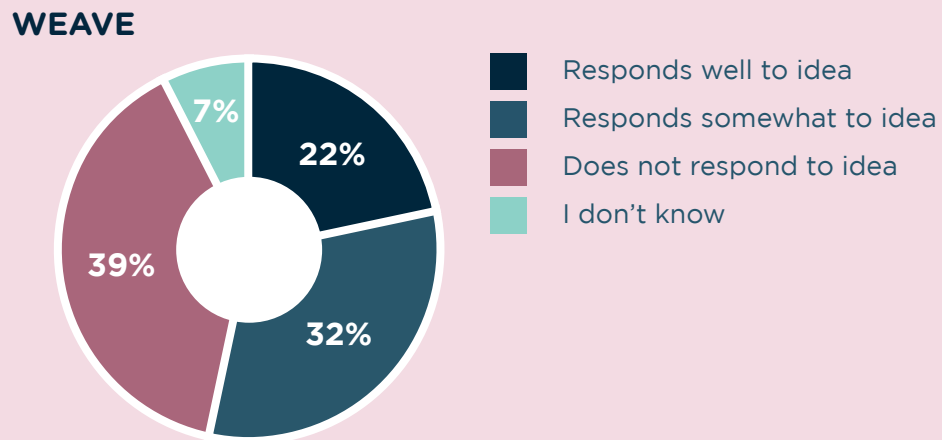
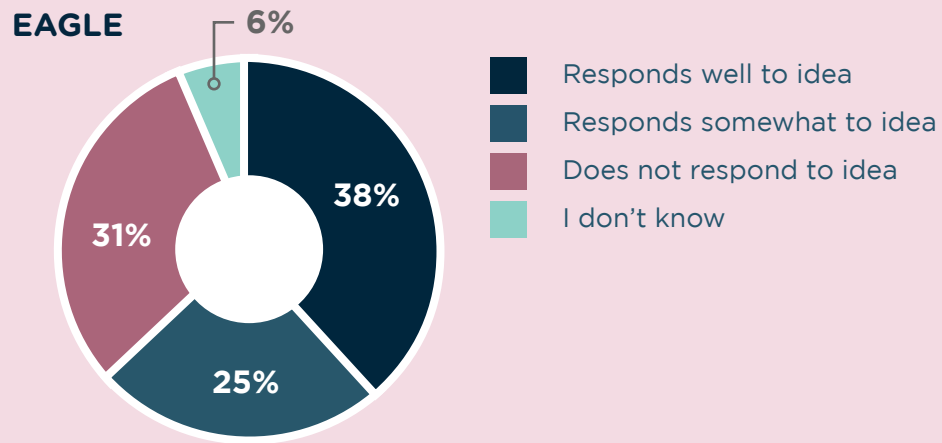
EAGLE



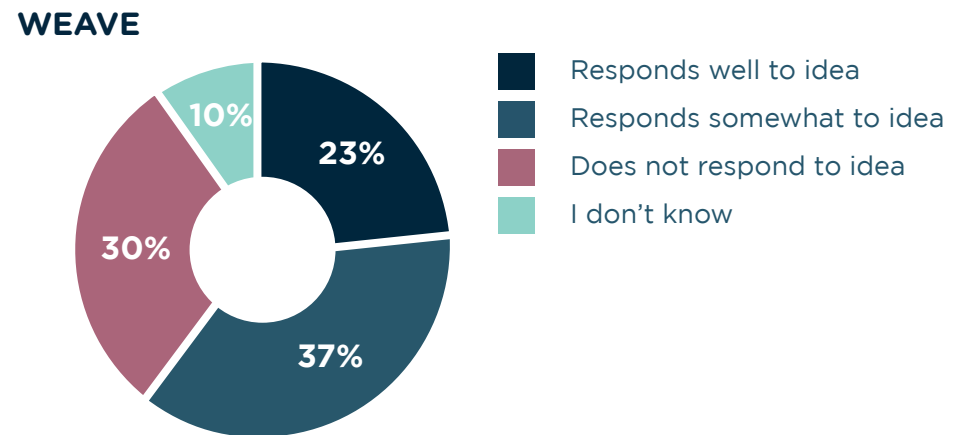
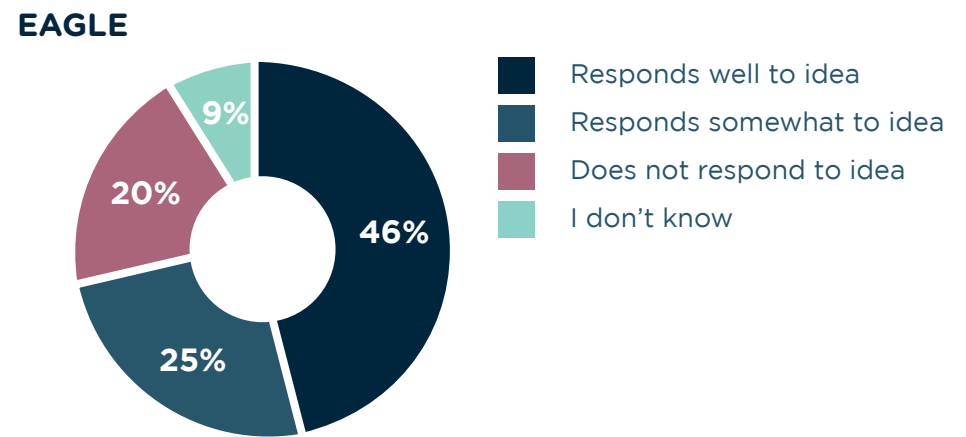
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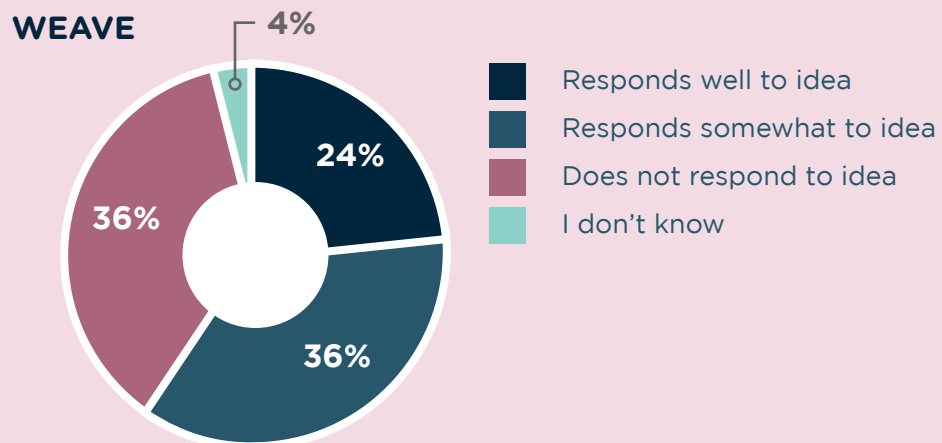
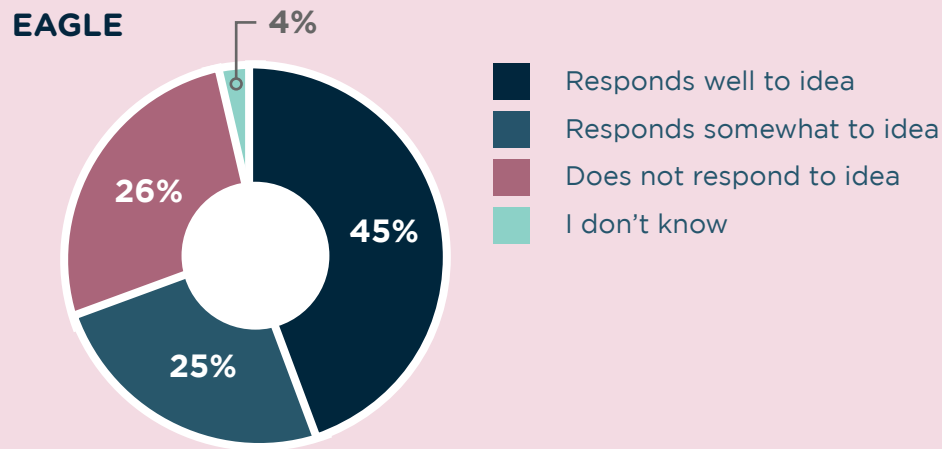
Q 3 Recognize the Ridge: Both concepts recognize the ridge through the placement of parks and open space along the ridge, through the protection of existing trees, and placement of buildings.



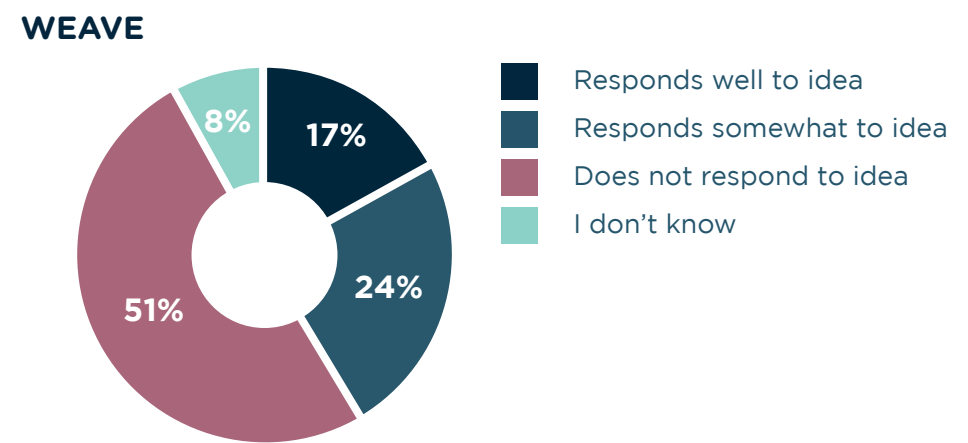
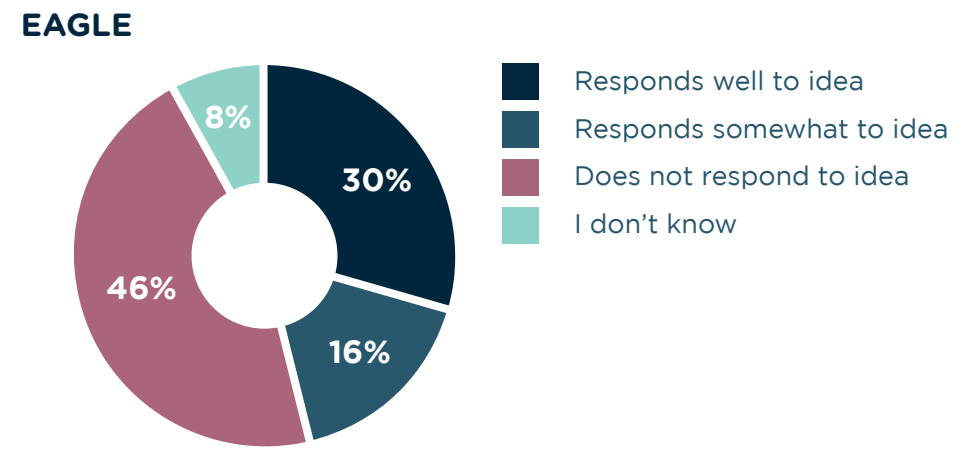
Q 4 Celebrate Rainwater: Both concepts propose to collect rainwater on the site in a series of smaller features. The Eagle includes a significant rainwater feature along the diagonal and the Weave brings water to the northern edge of the site along West 4th Avenue.



Q 5 **Connect Parks and Open Spaces:** Both concepts propose an open space network that includes approximately 20 acres of new park, with different configurations in each concept. The Eagle connects these parks and open spaces along the diagonal. The Weave creates discrete parks and open spaces woven into the neighbourhood fabric.

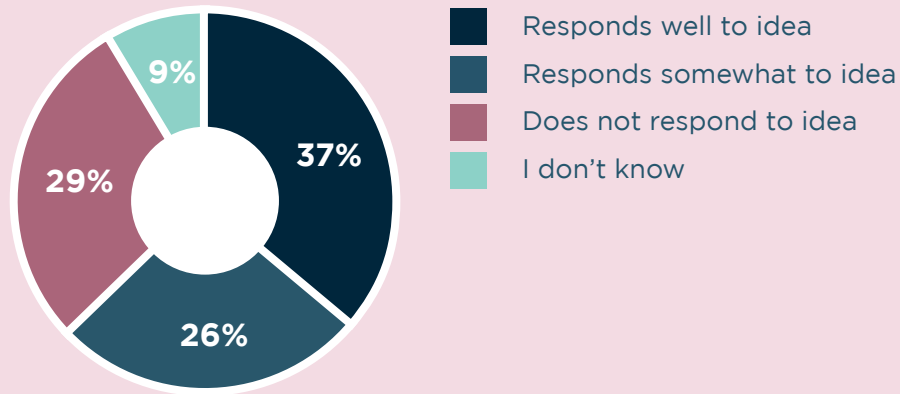


Q 6 **Frame Significant Views:** Both concepts seek to retain significant views of the mountains and downtown from different points within the plan. The Sentinels create a marker to visually locate ʔəyalməxʷ/ Iyálməxw/Jericho Lands within the city.

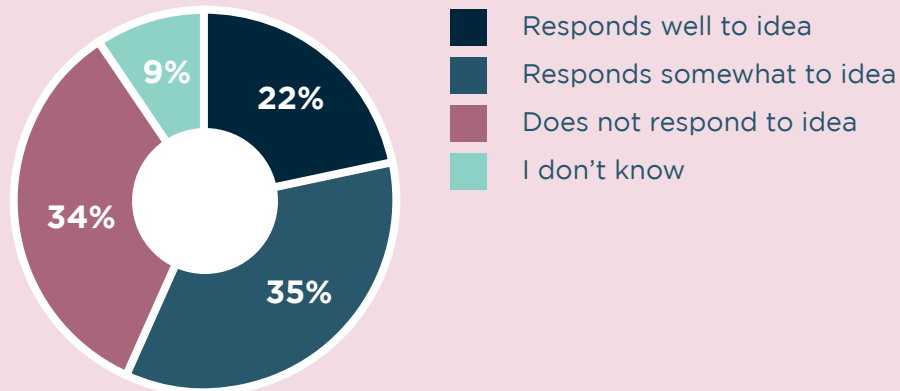


Q 7 Design to be Welcoming and Inclusive: Both concepts include entrances to invite people into the site. For each concept, the key entrances are illustrated on the mobility network diagrams. These entrances provide opportunities to express Musqueam, Squamish and Tsleil-Waututh cultures.

EAGLE

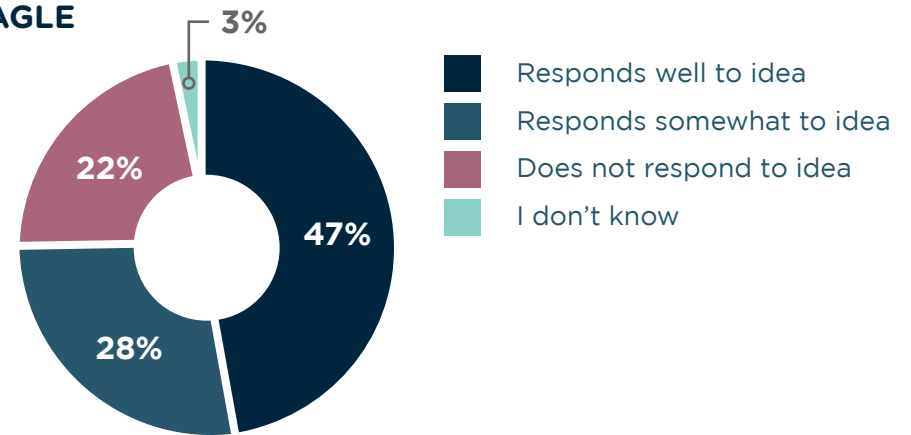


WEAVE

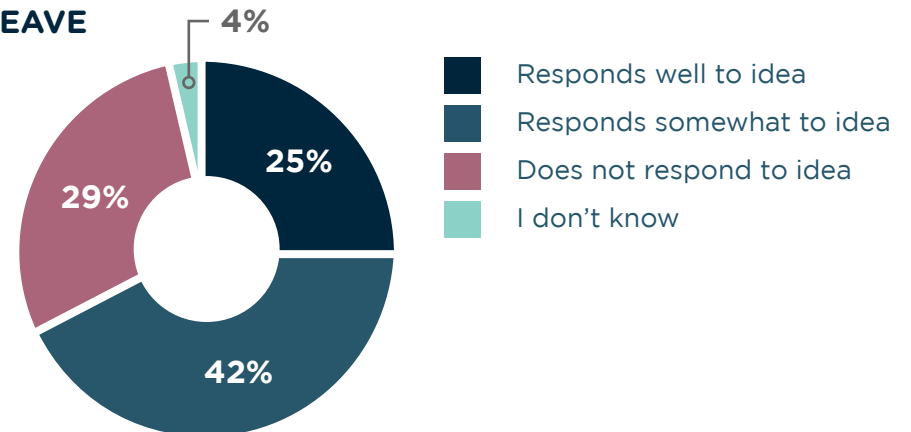


Q 8 Prioritize Walking, Rolling and Cycling: Both concepts provide accessible routes to link the high and low points on the site. The Eagle proposes a diagonal connection uninterrupted by vehicles across the site. The Weave proposes a pedestrian and cycling central spine framed by lower scale amenity buildings along the West 6th Avenue alignment.

EAGLE



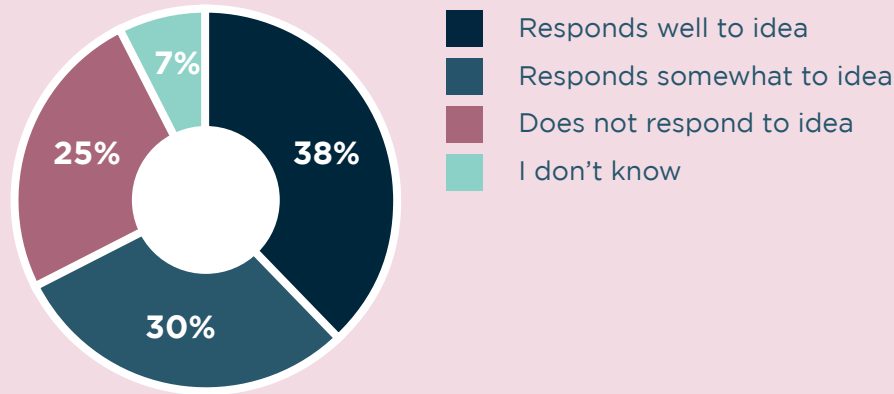
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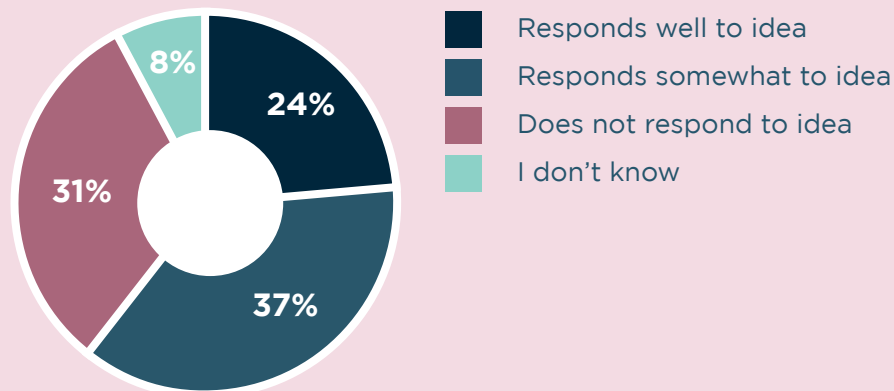
Q 9 Encourage Transit Use through Site Design: Both concepts propose to integrate a potential SkyTrain station centrally on the site. The Eagle proposes an urban plaza connecting all modes to the station. The Weave proposes a station integrated within a building with bus access north-south through the site.

Q 10 Design the Site to be Car-light: Both concepts propose a street network that is designed to limit vehicle movement through the site. The Eagle proposes four distinct street loops that respond to the topography. The Weave proposes limited vehicular connections from West 4th Avenue to West 8th Avenue.

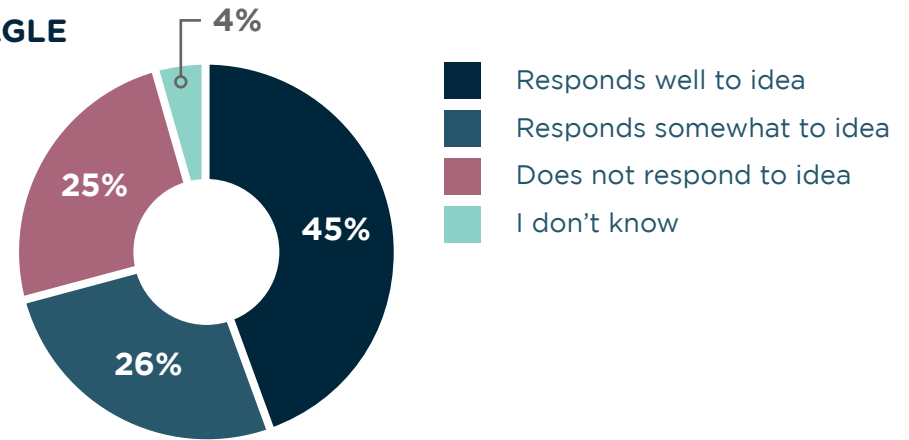
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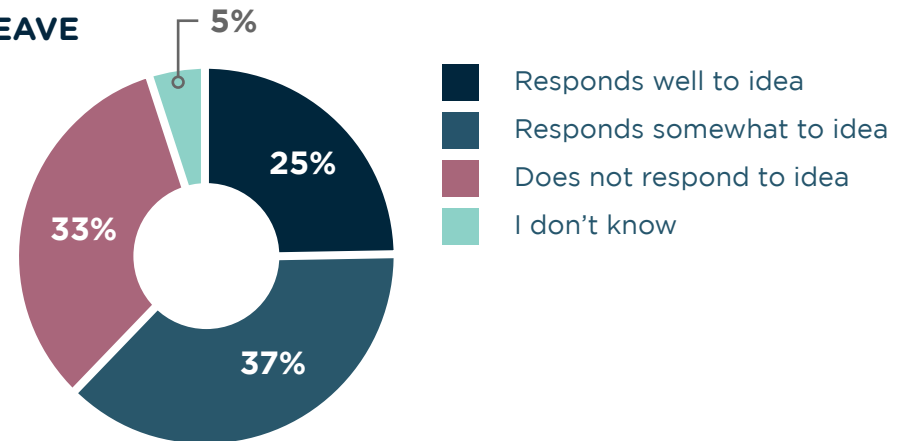
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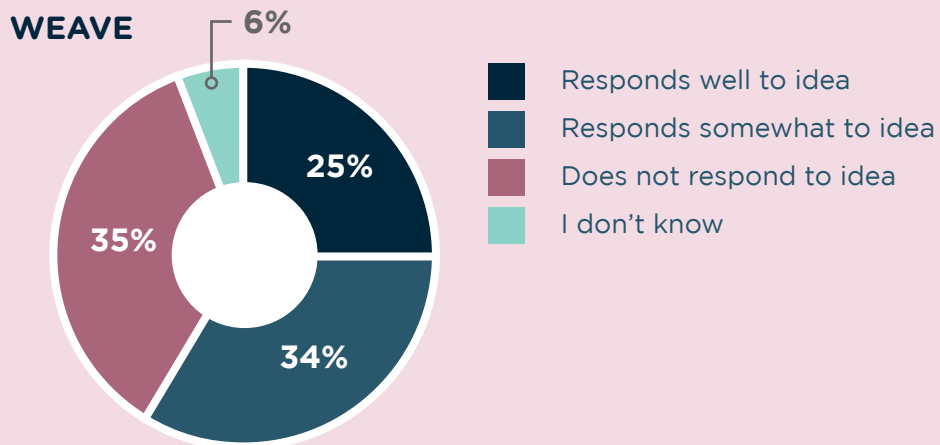
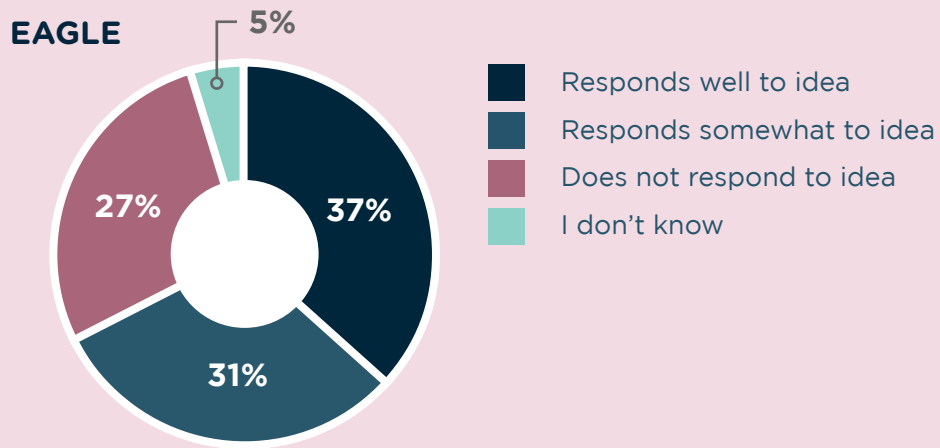
EAGLE



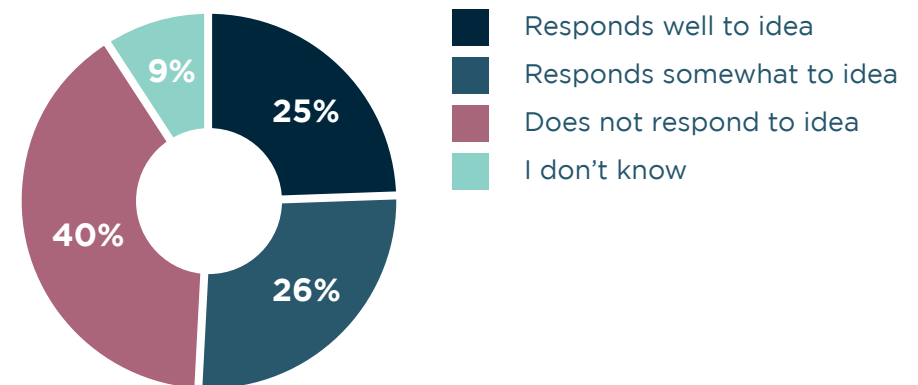
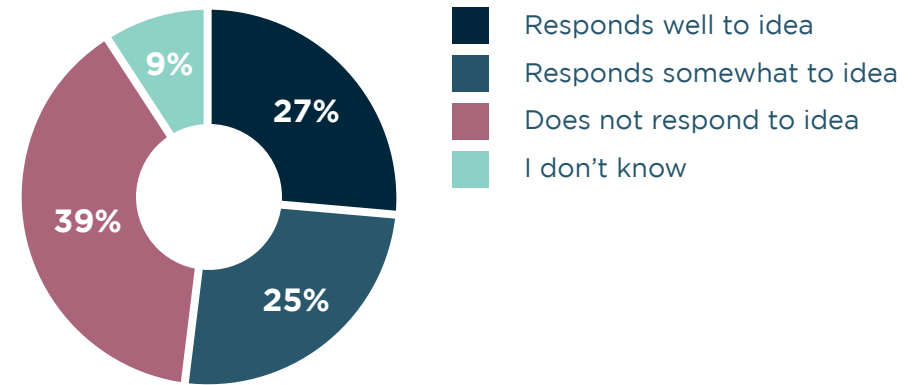
WEAVE



Q 11 Re-imagine West 4th Avenue: Both concepts propose to improve West 4th Avenue for cyclists and pedestrians and to include comfortable connections to Jericho Beach Park at the same locations. The Eagle maintains a natural green edge with buildings set back from the street. The Weave includes a 'wetland' to the west and wedge shaped urban plaza on the eastern side of the site.

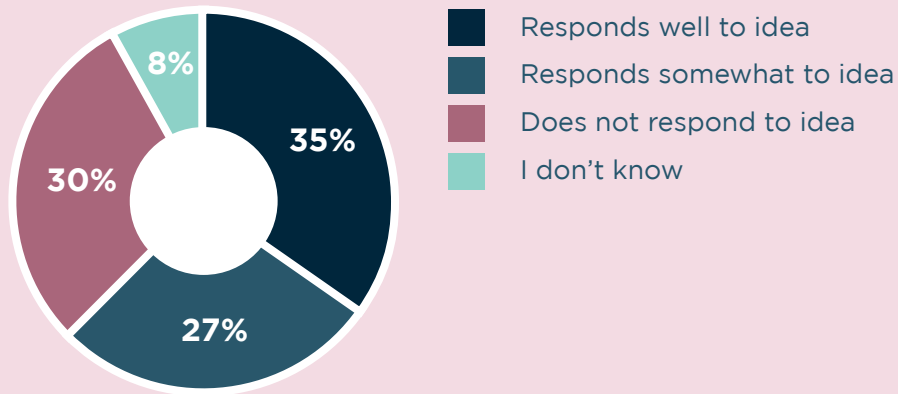


Q 12 Diverse Housing Choice: Both concepts include approximately nine million square feet of residential area or 9,000 housing units. At least 20% of the units will be social housing and at least 10% will be market and below market rental housing. At least 35% of all units will be for families with children.

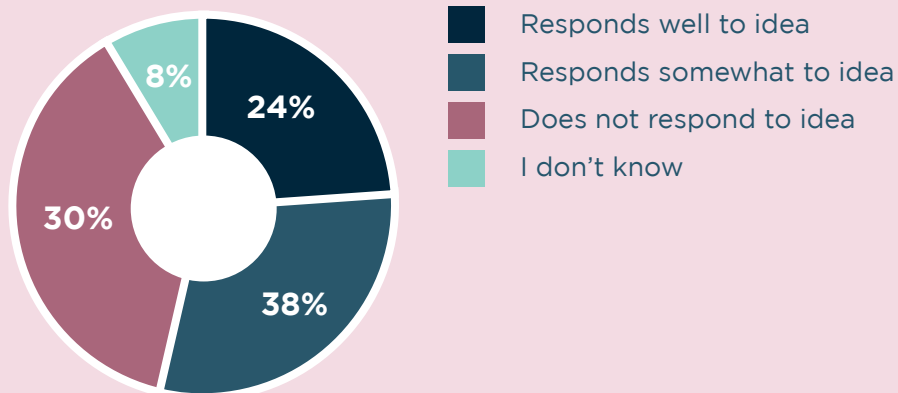


Q 13 Design a New Neighbourhood with Distinct Districts: The concepts illustrate different approaches to the location of shops, services, job space and housing. The Eagle focuses retail and services along a diagonal and at a mixed-use urban plaza, with four residential areas defined by building types and heights. The Weave seeks to create a series of three distinct neighbourhood hearts and building amenities inspired by long houses.

EAGLE

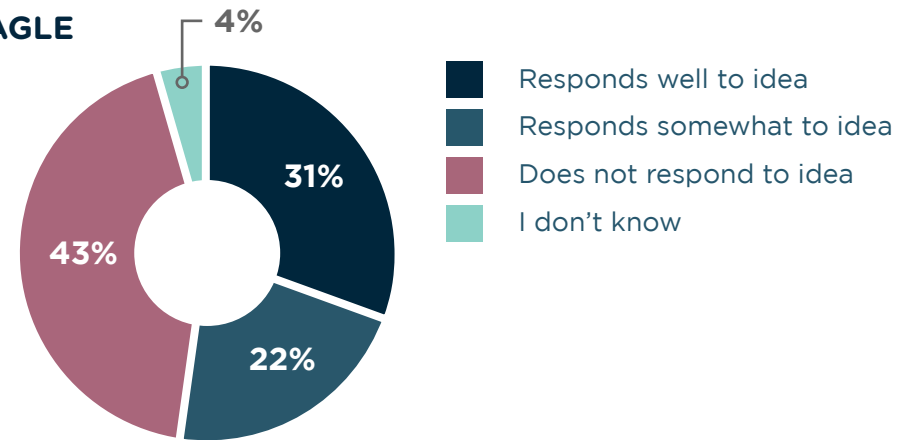


WEAVE

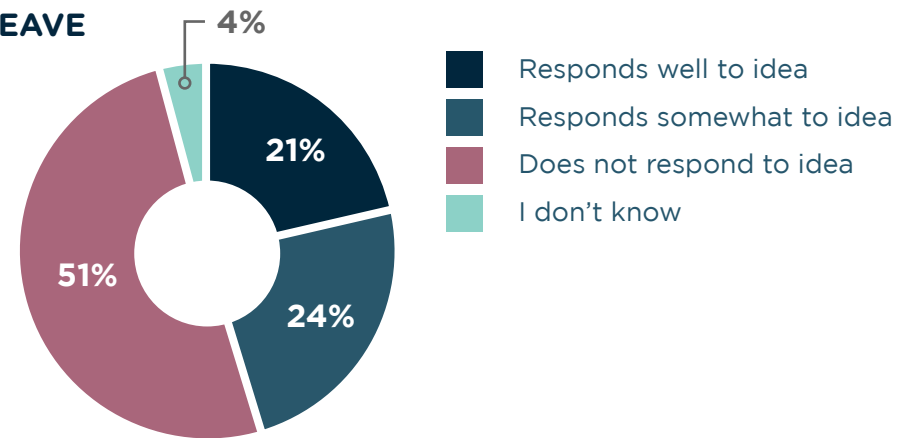


Q 14 Neighbourhood Transitions: Both concepts aim to create transition to the surrounding community. The Eagle proposes terraced buildings that step down to West 8th Avenue and mid-rise forms on Highbury Street and West 4th Avenue. The Weave orients buildings on West 8th Avenue to allow views through to the mountains, with mid-rise buildings on Highbury St and West 4th Avenue.

EAGLE

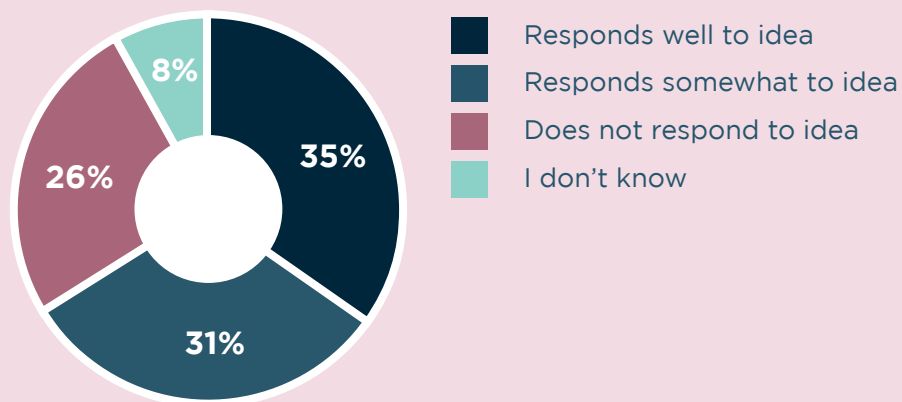


WEAVE

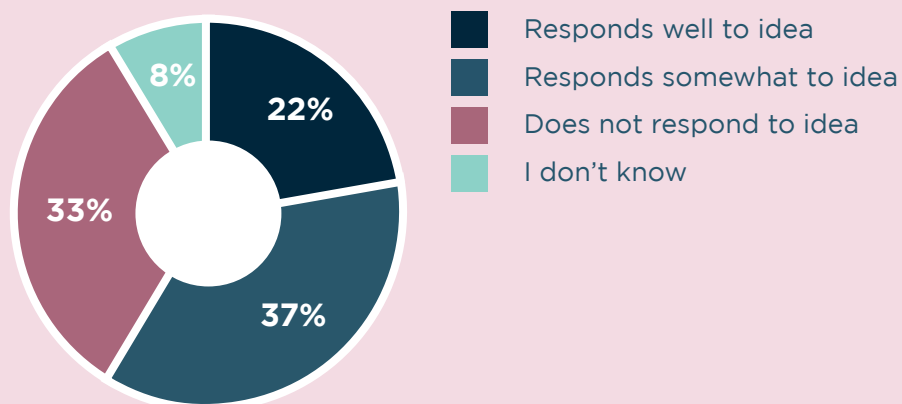


Q 15 Create a Destination for Culture, Jobs, and Shopping: Both concepts include a range of uses including approximately one million square feet of retail, services, institutional, and office uses creating a unique destination within the city that celebrates Musqueam, Squamish and Tsleil-Waututh culture. The Eagle locates these uses along the diagonal and at the proposed transit station. The Weave locates these uses in neighbourhood hearts within the plan.

EAGLE

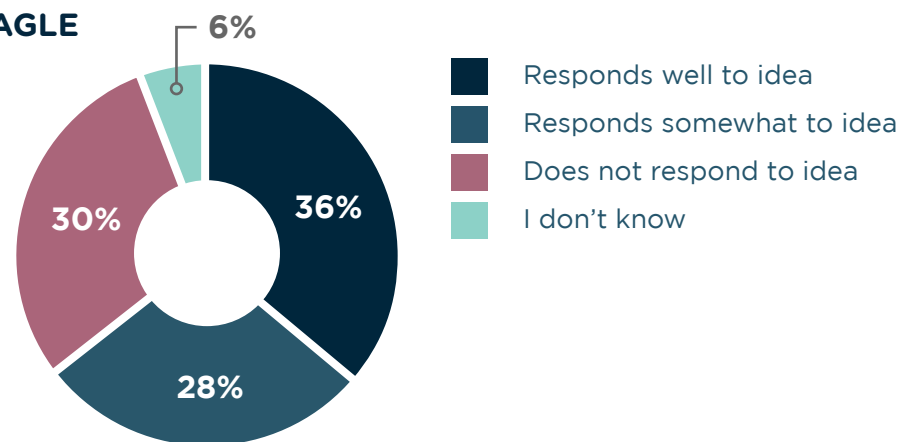


WEAVE

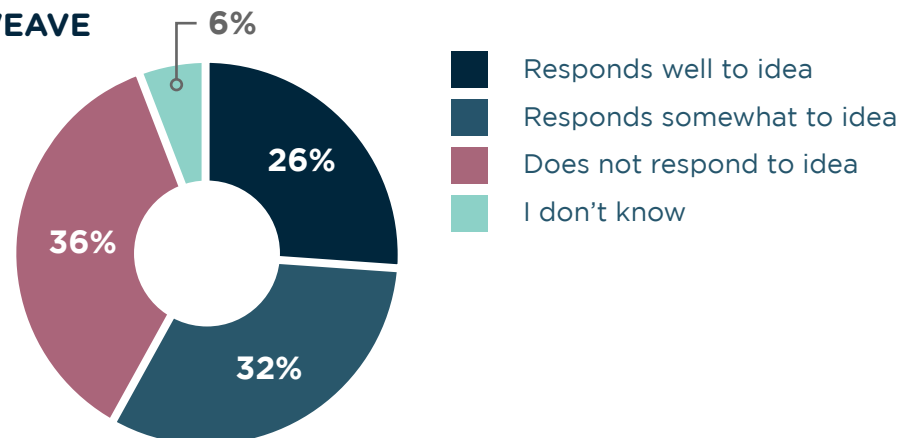


Q 16 Provide Amenities to Support the Neighbourhood: Both concepts illustrate approximately 20 acres of new park space, a community centre, and housing including affordable and rental housing. The parks and community centre are major elements of the plans. Other amenities, including child care, cultural and social serving spaces, will be refined as planning continues. The Eagle creates a large contiguous park space anchored by the community centre. The Weave provides a variety of park experiences with a community centre located near the potential transit station.

EAGLE

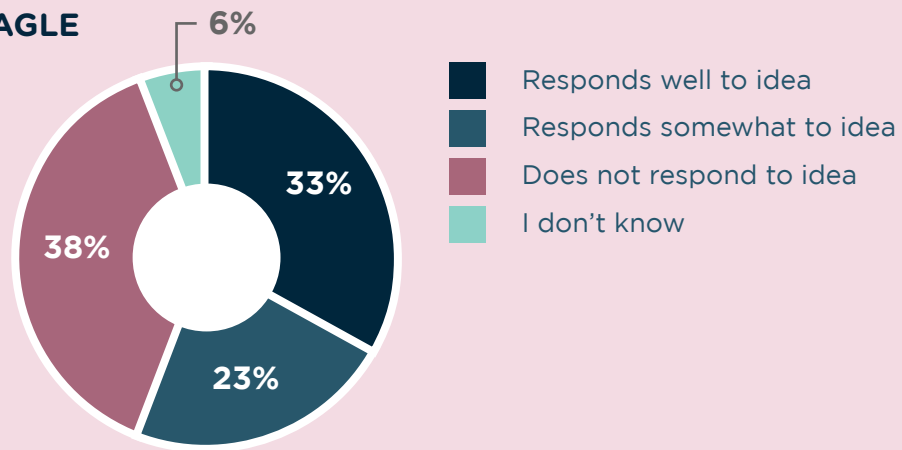


WEAVE

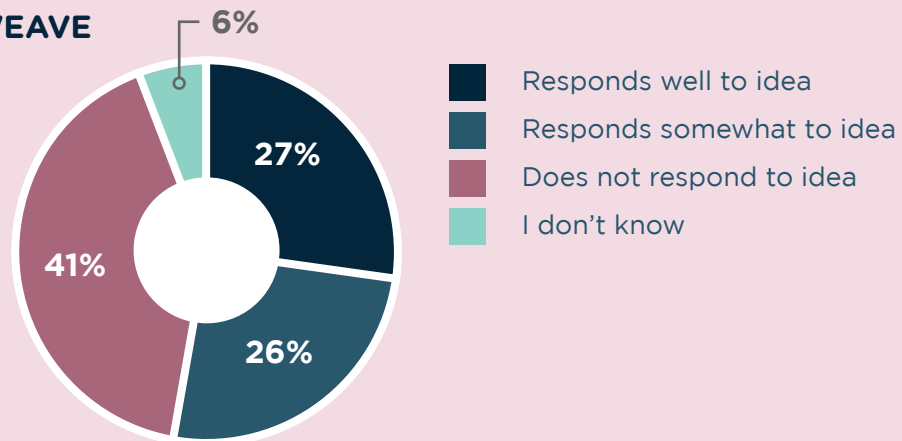


Q 17 Recognize Lands as a Limited Resource: Both concepts seek to optimize development of the lands to provide a range of new housing options well served by parks, community amenities, and shops within close proximity to transit.

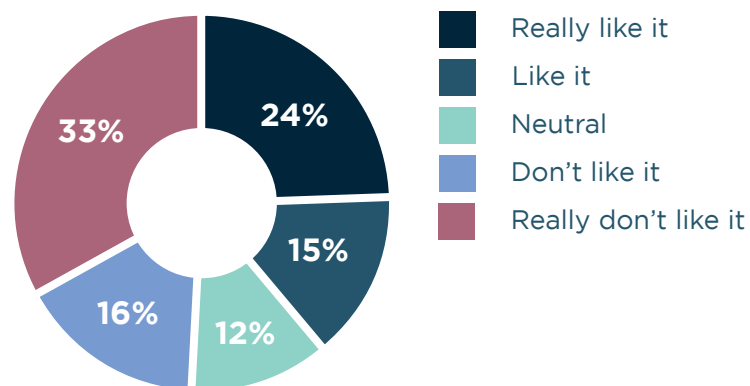
EAGLE



WEAVE



Q 18 Overall, what do you think of Concept A - aq̓əs / sp'akw'us / eagle?



Q 19 Please explain why

The following is a list of responses outlining the feedback that respondents shared through the survey. The results are listed in order of frequency of response. The question was open-ended.

Key Themes

- Concerns expressed that the built form for Concept A was a combination of too dense and/or too high.
- Some concern that Concept A would not fit in with the existing neighbourhood.
- Support for the 'Diagonal' as a connection for walking, biking and rolling through the site.
- Preference for no North-South vehicle connection through the site.
- Appreciation for the connectivity and layout of the parks and open spaces.

"Buildings are too tall and adds too much density for an under-supported neighbourhood. Not enough below market rentals."

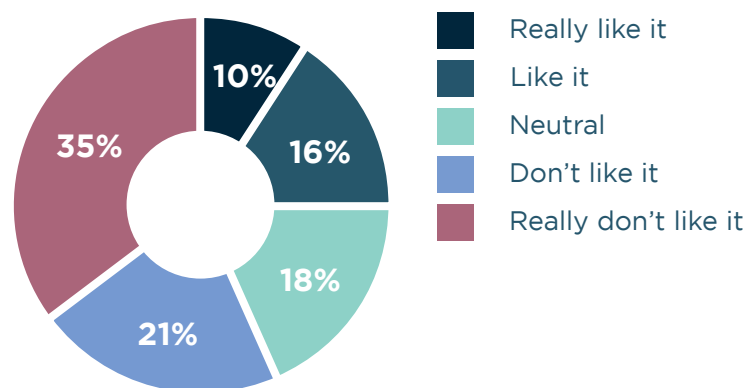
"The diagonal creates a sense of connection throughout the site, and welcomes people in from West 4th Ave into the site. It also clearly improves the experience on West 4th Ave."

"Love the use of the diagonal route to provide a car-free way to travel through the lands. "

"Makes good use of natural topography, prevents car-through traffic."

"Love the diagonal pedestrian/cycling route through the development. But do not like the high towers and obstructed northern views."

Q 20 Overall, what do you think of Concept B -
ᑭᐱᐅ / tahim tl'a uxwmixw-chet / weave



Q 21 Please explain why

The following is a list of responses outlining the feedback that respondents shared through the survey. The results are listed in order of frequency of response. The question was open-ended.

Key Themes

- Concerns that the built form for Concept B was a combination of too dense and/or too high.
- Concern that Concept B does not fit in with the existing neighbourhood.
- A sense that the design was less connected, less inviting, and community 'Hearts' feel disjointed.
- Support for the community 'Hearts', with a sense that they provide a variety of scales, and that they would help build a sense of community for new residents.
- A dislike for the proposed North-South vehicular connections that are proposed in Concept B.

"Too dense and too high."

"I don't think 3 Hearts is the best way to go, I think grouping things together has the potential to create a more dynamic space."

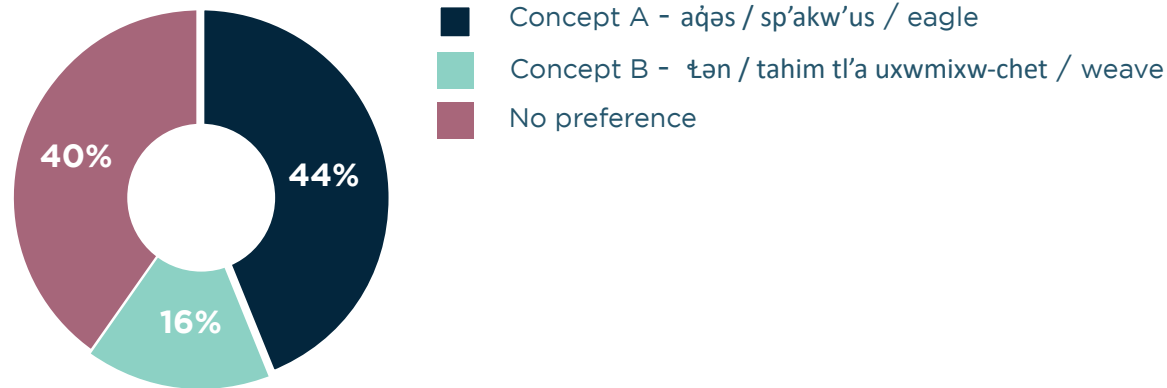
"The weave design seems to have a variety of green spaces and community spaces at a variety of scales. I think this is more conducive to a community feeling."

"Allows car through traffic between 4th and 8th which will create dangers for pedestrians, cyclists, and other vulnerable road users."

"I like most things on this plan except how poorly it integrates into the existing community. I also don't like the 35 story towers."

"Is not in harmony with the existing residential area."

Q 22 Overall, which concept plan do you prefer?



Q 23 Please explain why

The following is a list of responses outlining the feedback that respondents shared through the survey. The results are listed in order of frequency of response. The question was open-ended.

Key Themes

- Many respondents expressed that they had no preference because they found both concepts to be too dense and/or too high.
- Concept A preference because of the 'Diagonal' concept, and the connectivity it provides for walking, biking and rolling.
- Preference for the parks and open spaces configuration in Concept A.
- Concept A is perceived to integrate better into the surrounding community, and foster a stronger sense of place.
- More support for built form of Concept A.

"i like the walkway of eagle but viewpoints of weave."

"i like the idea of a main pedestrian route across the site and the major water feature in the eagle."

"Buildings too tall and does not fit with the neighborhood."

"I prefer neither. Both concepts in no way fit-in with the existing, surrounding, neighbourhood.."

"The diagonal seems to respect the ridge better. The paths through the development are more inviting."

"Concept A feels more open and seems to flow better with the surrounding space."

Q 24 What do you think about the proposed mix of building types and heights?

Overall, there was a wide array of feedback in what we heard from the public regarding height, density, form and building types. Generally, there was concern for the proposed mix of building types and heights. Those concerned shared a variety of preferences, including lowering some aspects in some locations slightly, lowering the ‘Sentinel’ buildings, or limiting heights; with suggestions ranging anywhere from 2 storeys to 30 storeys. There were also many responses in support of the proposed mix of building types and heights. Some respondents asked for increased height and density throughout.

The comments varied in response, and feedback is displayed in order from most to least in terms of frequency of response. Generally responses can be summarized as follows:

- Concern for the proposed building heights and/or density with a desire to see either or both of these reduced.
- Desire for the low and mid-rise heights only and/or removal of the ‘Sentinel’ buildings.
- Support for building heights and densities as proposed.
- Encouragement for both concepts to better reflect the neighbourhood context.
- Support in maintaining density but reducing the tower heights in both the options.

“I like the mix of types. I think heights are excessive overall and prefer a flatter look without dominant towers. Believe plazas and lower and sunken design elements working in the topography will be successful. I like the distribution of uses. Would like a higher proportion of rental and social housing. Seniors housing should be better represented, and include services for elders, youth and young families.”

“Prefer more density if it enhances affordability and availability.”

“I’m apprehensive about the high rises. Growing up in Jericho, I have deeply appreciated this beautiful piece of land for its view, connection to the water, and school site. I think it is very important to preserve all of these aspects.”

“Would like to see more ground-oriented, smaller scale buildings mixed in with the towers/condos. But overall, the mix is good.”

Q 25 What do you think about the location of open space and the community centre on the concepts?

Overall, there was a lot of support for the location of the open space and community centre in both concepts. Concept A's open space and community centre location was more popular than Concept B's approach to open space and the community centre location, yet many people appreciated that the community centre was placed in a central location in both plans.

The comments varied in response, and feedback is displayed in order from most to least in terms of frequency of response. Generally they can be summarized as follows:

- Strong support for the open space and community centre in both concepts.
- Preference for the open space and the community centre location in Concept A (Eagle) over Concept B (Weave).
- A desire for the concepts to have more open space.
- Broad support for the community centre being in a central location on the site, as depicted in both concepts.
- Satisfactory response to open space and the community centre in both concepts.

"Creating a community center at the center of the park such as in the Eagle plan is a good idea. Having a diagonal open space will be good to allow all housing a closer proximity to green spaces."

"The diagonal layout of the open space in the Eagle looks really attractive, especially where the community centre is located. It's nice that the Weave has open space on the eastern side. Both of these concepts align well with the guidelines."

"Given the size of the buildings and proposed population density, the open space will be overwhelmed, as will be Jericho Beach Park."

I was surprised that the community centre and mixed-use area were farther from the SkyTrain station in Eagle. Both green space concepts have merit, but I think the network of small green spaces will do more to support social contact among residents.

Q 26 Are there any amenities you think are missing from the preliminary amenities that should be considered in the next phase of planning?

Overall, there was a lot of feedback and questions regarding schools on the site, as the concepts have not shown schools to date. The City continues to work with the Vancouver School Board (VSB) to understand the feasibility of incorporating schools into the site as plans evolve. Many respondents shared that they would like to see the site well-serviced with healthcare amenities and emergency services. Many sport and recreation-specific amenities were suggested as well, including a pool, more sport fields, an ice rink, and various sport courts.

The comments varied in response, and feedback is displayed in order from most to least in terms of frequency of response. Generally they can be summarized as follows:

- Need for a school on the Jericho Lands for future families with children.
- Well-serviced site with healthcare amenities and emergency services, including for seniors.
- Inclusion of a pool on the site.
- A desire for an enhanced retail experience, with small-scale retail and patios for the public to enjoy.
- Adequate childcare and daycare facilities provided for the future population.

"A small library branch, lending libraries for tools or equipment, bike share facilities, health care facilities such as doctor or dental offices."

"There should be a possibility of including a school."

"A senior's activity centre is missing! There will likely be many seniors attracted to the Lands because of their location and the high quality of the development."

"A swimming pool would probably be welcomed by many residents."

"Arts and crafts creation (e.g. pottery studios, painting studios, etc.) for the public who are wishing to learn/participate. These are in short supply in the City, despite facilities at nearby Aberthau, which are always oversubscribed."

"I think it would be great to see a place of remembrance and quiet considered in the future."

Q 27 Do you have any other comments to share?

Overall, there were similar themes and responses to this question that are seen in the previous long-answer questions. Nevertheless this question still gathered a broad set of ideas and feedback. Again, many people expressed concerns over height and density, and many expressed the desire for the Jericho Lands design to fit in with the existing neighbourhood context. There was also a desire to see social, affordable and rental housing as a significant portion of the housing mix. There were a number of people who expressed that they liked the design options, and that they wished to see them built sooner rather than later. Concerns around future amenities and sustainability were also expressed.

The comments varied in response, and feedback is displayed in order from most to least in terms of frequency of response. Generally they can be summarized as follows:

- Heights and densities in the concepts were greater than many respondents support.
- Concern that concepts do not fit in with the character of the surrounding neighbourhood.
- A desire to see more affordable, rental and social housing within the concepts.
- Support for a sustainable development, both in terms of ecosystem and wildlife preservation, and building materials and methods.
- Support for the project, with a desire for the project to move forward in an expedited way, in order to provide an increased mix of housing types, and more options for those in need of housing.

In addition to feedback on the concepts, some felt that the survey design was difficult to navigate, and time consuming to complete.

"Overall, I think this area plan is very exciting! I'm happy to see that our First Nations are involved in the planning processes of their own lands. As a former renter of this area who was priced out, however, I believe there should be much more rental and social housing than is currently proposed. Options for rentals are extremely limited in this neighbourhood."

"I'm so excited that more people will be able to share this beautiful area."

"If you intend to build for the future, use a sustainability lens for all decisions: accommodate current and anticipated climate change, use sustainable materials and building systems, and require adaptable design in residential units for seamless changes to enable all types of people to live well independently,"

"Please reconsider the height of the buildings. The site looks dated with no imagination or thought to building something world class."

"Can you blend it better to the existing community? The foot print is so intimidating I fear it will become a "us and them" community. It possibly will completely divide the community.."

7. STAYING INVOLVED

Share Your Thoughts and Stay Involved

Share your feedback and stay up to date with ʔəʔalməxw/ lʔálmexw /Jericho Lands planning program by visiting our project website: shapeyourcity.ca/jericholands

- ✓ To learn more about the Jericho Lands planning process, **access all the project documents**, and watch past events
- ✓ Leave a comment and/or question for City staff on the **'Ask a Question'** tab
- ✓ Join our email list by entering your details under **'Get updates'**, and receive project updates and notifications of future public engagement events
- ✓ Write to the project team at jericholands@vancouver.ca

Phase 4: Preferred Site Concept and Emerging Policies

The ʔəʔalməxw/ lʔálmexw /Jericho Lands planning team expects to launch Phase 4 engagement in summer 2023. During this phase, the public will have the opportunity to share feedback on the preferred site concept and emerging policies. Please monitor the project website for opportunities to participate in the process.

Jericho Lands Planning Program Timeline

