

Creating a Welcoming Environment

Success today means **hearing from everyone** in a safe manner.

- Show respect. **Every participant brings information, points of view and ideas to contribute.**
- Treat everyone here with the same respect and tone you would want for yourself, your child or your parent.
- Threats, insults, intimidation and abusive language will not be tolerated and will result in your removal from the event.



1. Overview of the Planning Process – City of Vancouver

2. Presentation from the Design Team

- The Opportunity
- The Site
- The Process
- Cultural Design Inspirations
- Conceptual Site Plan Options

3. Q&A



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What is a policy statement?

OAKRIDGE TRANSIT CENTRE AND ADJACENT SITES
POLICY STATEMENT



HEATHER LANDS
POLICY STATEMENT
2018



Policy Statement Contents

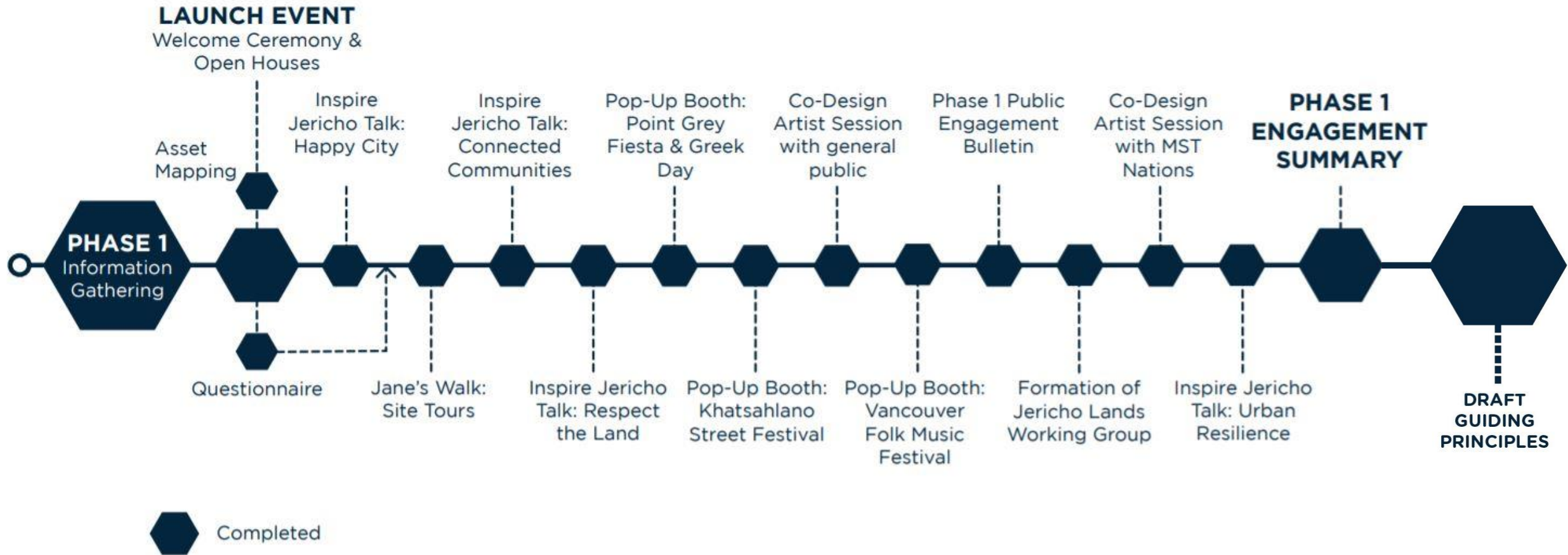
- Background
- Vision & Guiding Principles
- Reconciliation
- Land Use & Density
- Site Ecology, Parks & Open Spaces
- Connections, Movement and Transportation
- Built Form, Massing & Height
- Sustainability & Infrastructure
- Community Amenities
- Illustrated Development Concept



City Policy & Direction



Phase 1: Summary of Events



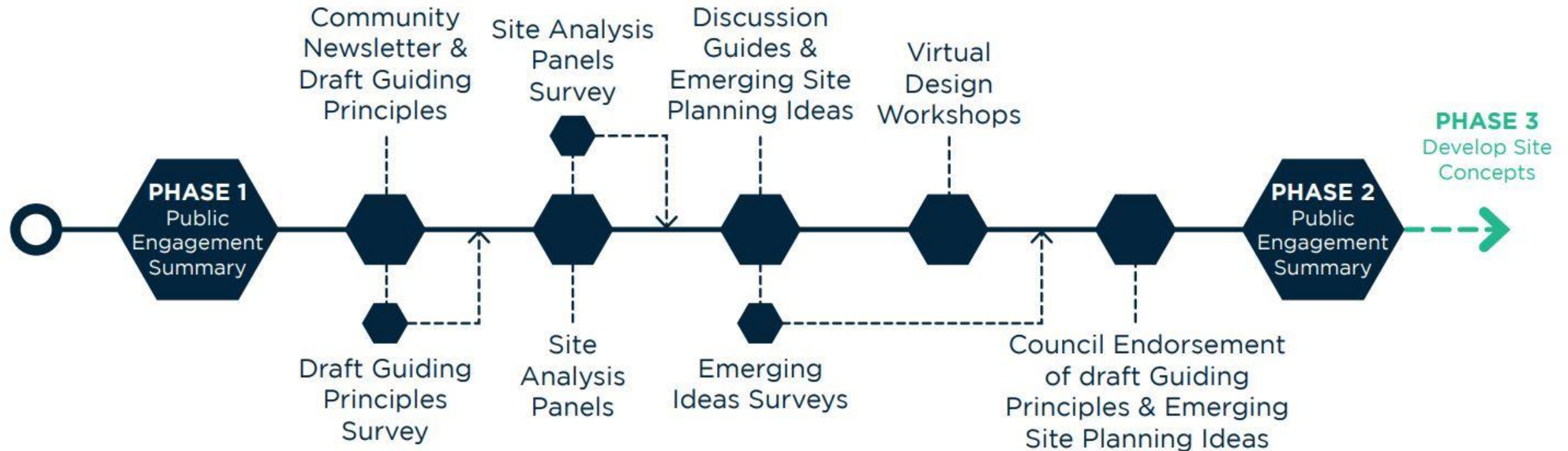


Phase 1: Draft Guiding Principles

JERICHO LANDS DRAFT GUIDING PRINCIPLES

- 1.** Reflect and respect the past, present and future legacies of the Musqueam, Squamish and Tsleil-Waututh
- 2.** Respect the Land
- 3.** Welcome All Cultures
- 4.** Cohesive Community
- 5.** Connect Within and Beyond
- 6.** A Place to Call Home
- 7.** Design for the Future

Phase 2: Summary of Events



Emerging Ideas

Site Analysis Panels



Emerging Ideas



Discussion Guides



Embedding Indigenous Values & Knowledge

Redevelopment of the site is an opportunity for the MST to express their deep connection to the land, while bringing forward new opportunities for prosperity for future generations.

Tangibly express Musqueam, Squamish and Tsleil-Waututh culture, knowledge and identity in the planning and design of all aspects of the site.

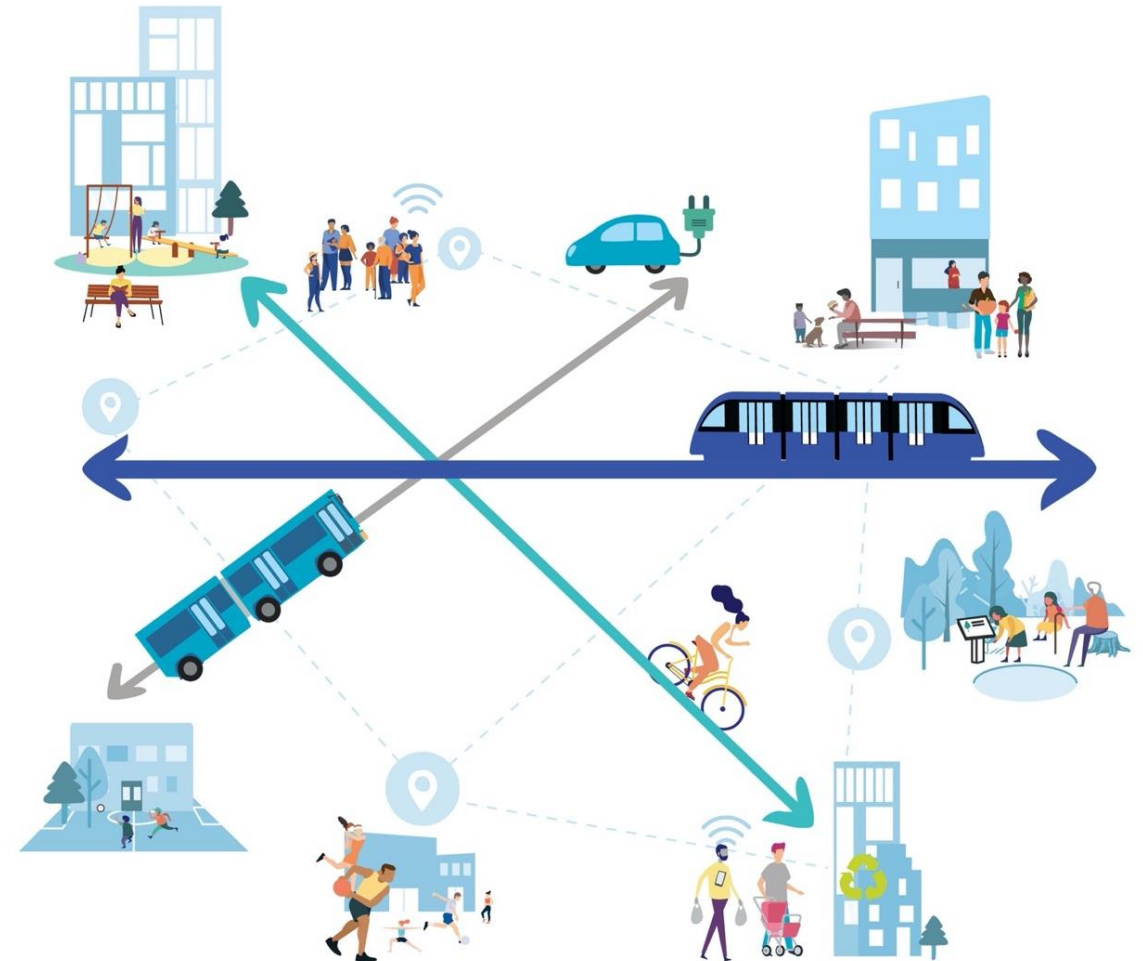


Emerging Ideas

- Start with the Land
- Recognize the Ridge
- Frame Significant Views
- Celebrate Rainwater
- Enhance Biodiversity and Ecological Connections
- Connect Parks and Open Spaces



- Design to be Welcoming and Inclusive
- Prioritize Walking, Rolling and Cycling
- Design the Site to be Car-Light
- Encourage Transit Use through Site Design
- Enhance Neighbourhood Connections
- Re-Imagine West 4th Avenue



Inclusive Neighbourhood

Emerging Ideas

- Diverse Housing Choices
- Design a New Neighbourhood with Distinct Districts
- Neighbourhood Transitions
- Create a Destination for Culture, Jobs and Shopping
- Provide Amenities to Support the Neighbourhood
- Neighbourhood Spaces Foster Health and Well-being
- A Unique and Vibrant Public Realm
- Recognize Land as a Limited Resource

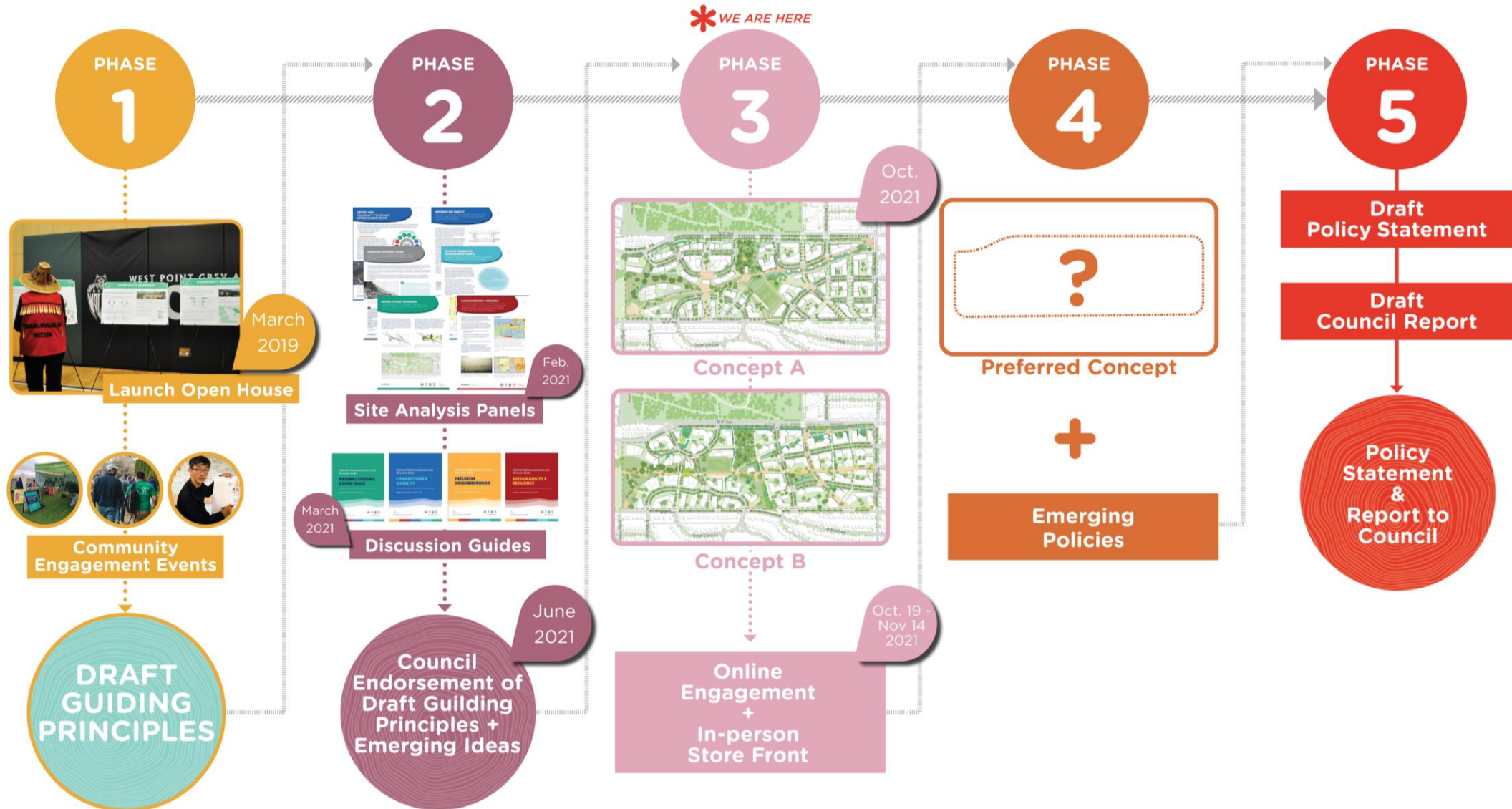


Emerging Ideas

- Plan for a Low Carbon Neighbourhood
- Design with Climate Change in Mind
- Define a Place that is Resilient and Adaptable
- Amplify Reconciliation and Long-term Prosperity



Phase 3 & Beyond



Conceptual Site Plan Options



CITY OF
VANCOUVER

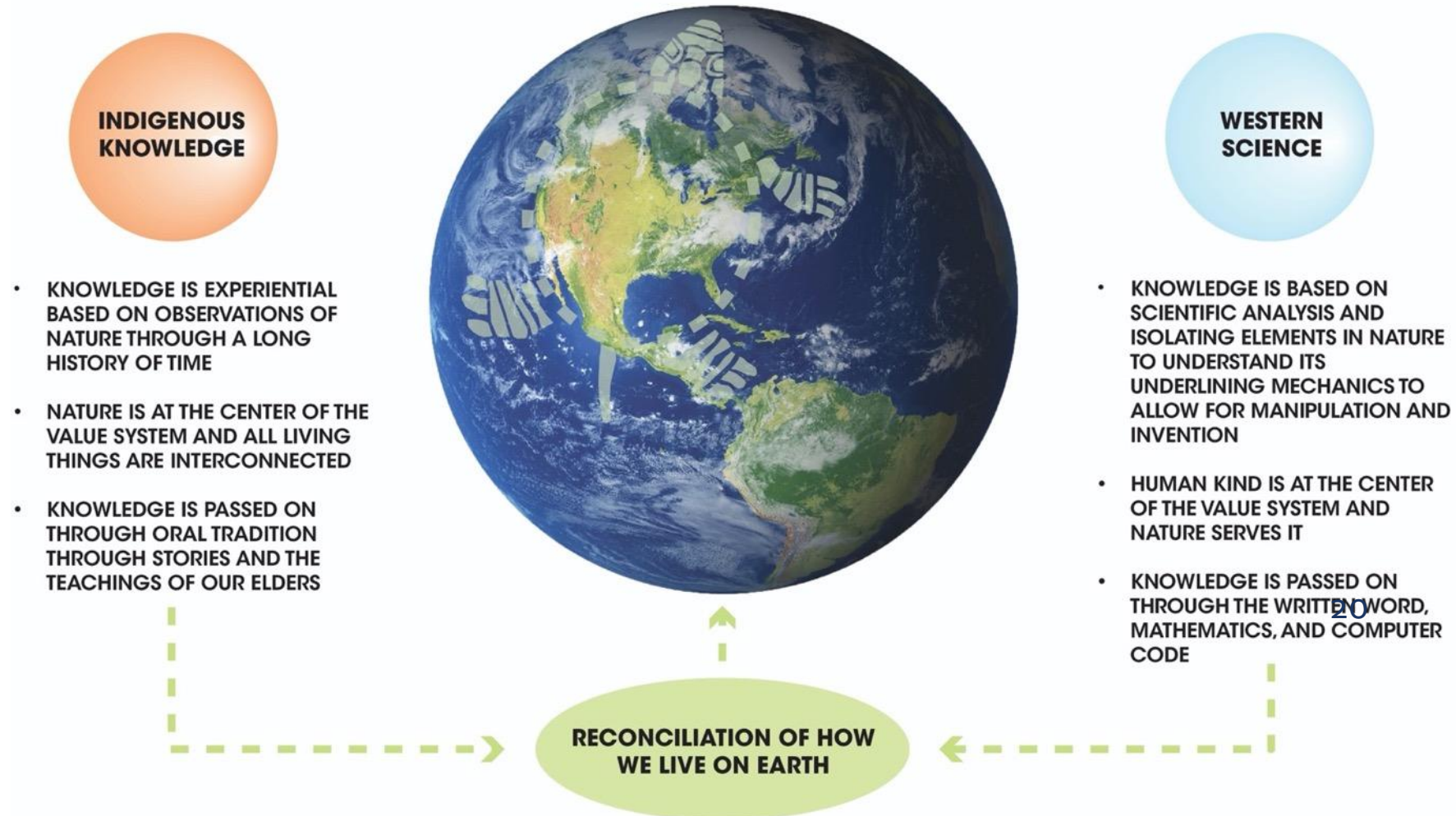
inspirejericho.ca

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Site Design Process



EMBEDDING INDIGENOUS VALUES & KNOWLEDGE



Embedding Indigenous Values & Knowledge

Engagement sessions were held with Musqueam, Squamish and Tsleil-Waututh Nations' community members, guided by Cultural Liaisons.

Audiences have included Elders, Knowledge Keepers, Youth (from K-12) and a broad cross-section of community members.

Input and feedback gathered during these sessions has helped inform the planning and design direction for conceptual site plan options.




MST Engagement - Musqueam Indian Band

What We Heard

PRESERVING FOOD

A PLACE
WHERE WE CAN
PRACTICE OUR
TRADITIONAL
WAYS WITH
FOOD

ORAL HISTORIES AND TEACHINGS ARE KEY
— THIS IS THE WAY INDIGENOUS HISTORY IS
PASSED ON. STORIES TELL YOU WHO YOU ARE
AND WHERE YOU COME FROM.



INCORPORATING
MUSQUEAM
DESIGN INTO
WHAT WE BUILD

JERICHO IS A BIG PART OF ALL OF OUR
 HISTORIES — MUSQUEAM, SQUAMISH
 AND TSILEIL-WAUTUTH.
 ALL DIFFERENT LAYERS ON THE LAND.

SMOKE HOUSE

LONG HOUSE



A PLACE FOR US TO LAUNCH
OUR CANOES

WEAVING

MST Engagement - Squamish Nation

What We Heard



What We Heard



Cultural Site Planning Elements

Honouring the Ridge



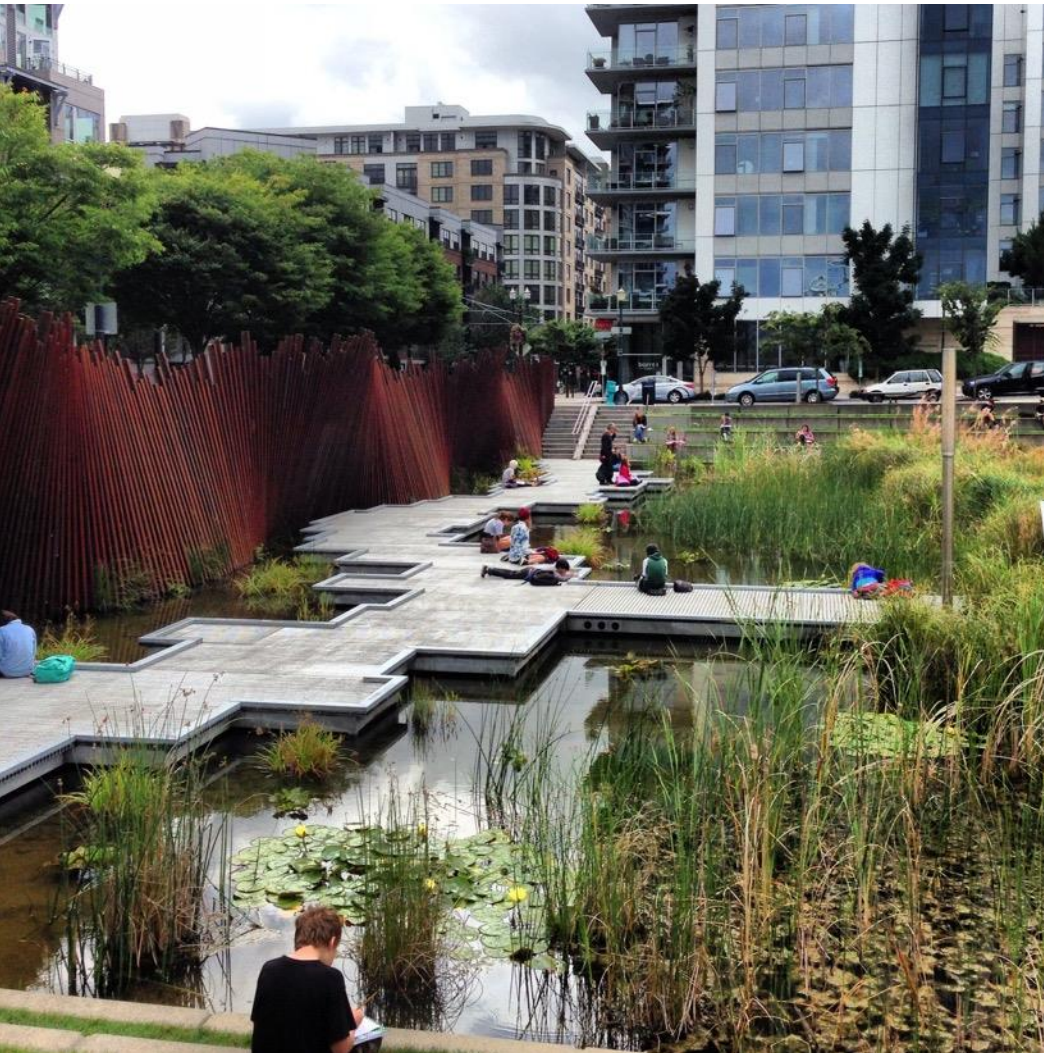
Cultural Site Planning Elements

Stewards of Trees and Canopy



Cultural Site Planning Elements

Living with Nature



Cultural Site Planning Elements

A Place of Arrival



Cultural Site Planning Elements

Spirit of the Long House



Cultural Site Planning Elements

Celebrating the MST Partnership



SITE PLANNING EXPLORATIONS

Council Endorsed Draft Emerging Site Planning Ideas



NATURAL SYSTEMS & OPEN SPACES

CONNECTIVITY & MOBILITY



INCLUSIVE NEIGHBOURHOOD



SUSTAINABILITY & RESILIENCE

Site Planning Explorations



Conceptual Site Planning Options

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Conceptual Site Planning Options: Shared Aspects

The two concepts respond to the site planning principles outlined in the Emerging Ideas

Approaches to 'Natural Systems & Open Space'

- Response to the sites existing features (trees, natural area, rainwater, views)
- **Provision of approximately 20 acres of new parkland**

Approaches to 'Mobility & Connections'

- Response to Emerging Ideas to prioritize walking, rolling and cycling and to create a car-light development
- **Potential skytrain station located centrally on the site**

Approaches to 'Inclusive Neighbourhood'

- Response to create a new mixed use neighbourhood that is a destination of culture, jobs and shopping
- Concepts illustrate approximately **10 million square feet of development** with a mix of land uses
- **Building heights** ranging from 2 to 32-storeys, plus three taller 'Sentinel' buildings
- Propose same package of **new community amenities** including a community centre
- At least 20% of the residential units will be **social housing** and 10% **will be rental housing**

Approaches to 'Sustainability & Resilience'

- Response to planning a low carbon neighbourhood that is resilient and adaptable over time

p'aq'əs / sp'ákw'us / eagle

A bird on the wing soars from ocean to ridge



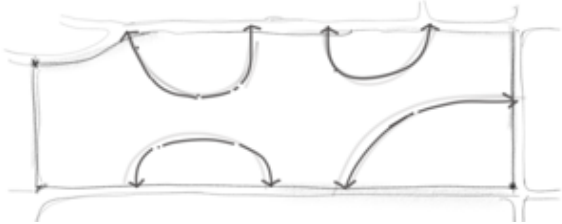
A bird on the wing soars from ocean to ridge



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Big Ideas & Responding to the Emerging Site Planning Ideas

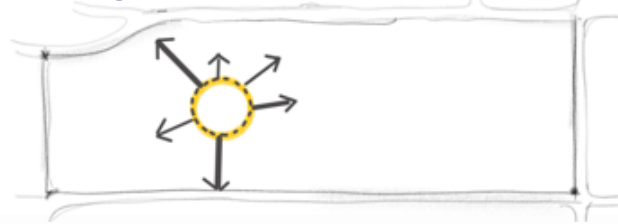
Big Idea: Responding to the Topography



EMERGING SITE PLANNING IDEAS ADDRESSED:

- Start with the land
- Recognize the ridge
- Design the site to be car-light

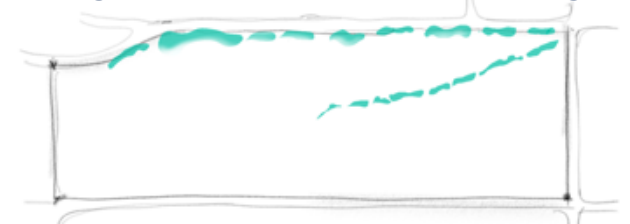
Big Idea: Mixed-Use Urban Plaza



EMERGING SITE PLANNING IDEAS ADDRESSED:

- Frame significant views
- Encourage transit use through site design
- Create a destination for culture, jobs and shopping
- A unique and vibrant public realm

Big Idea: New 4th Ave Water Edge



EMERGING SITE PLANNING IDEAS ADDRESSED:

- Celebrate Rain Water
- Re-imagine West 4th
- Define a Place that is resilient and adaptable

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Big Ideas & Responding to the Emerging Site Planning Ideas

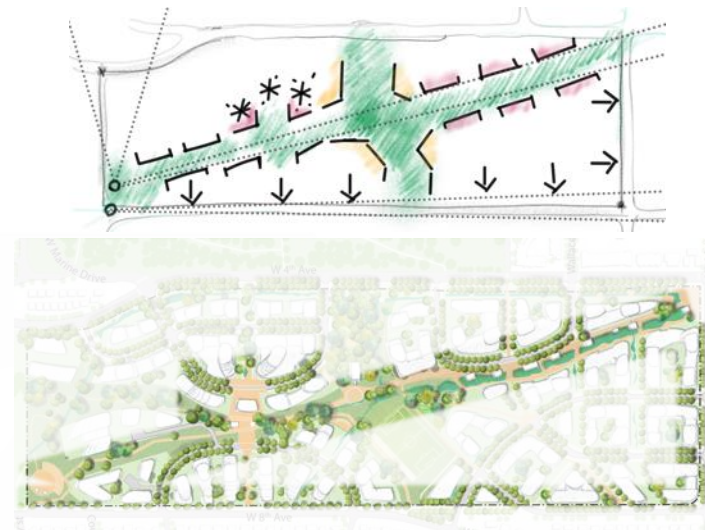
Big Idea: Skyline – Two Peaks



EMERGING SITE PLANNING IDEAS ADDRESSED:

- Recognize the ridge
- Encourage transit use through site design
- Design a Neighbourhood with Distinct Districts
- Amplify reconciliation and long-term prosperity

Big Idea: Framing and Transitions




EMERGING SITE PLANNING IDEAS ADDRESSED:

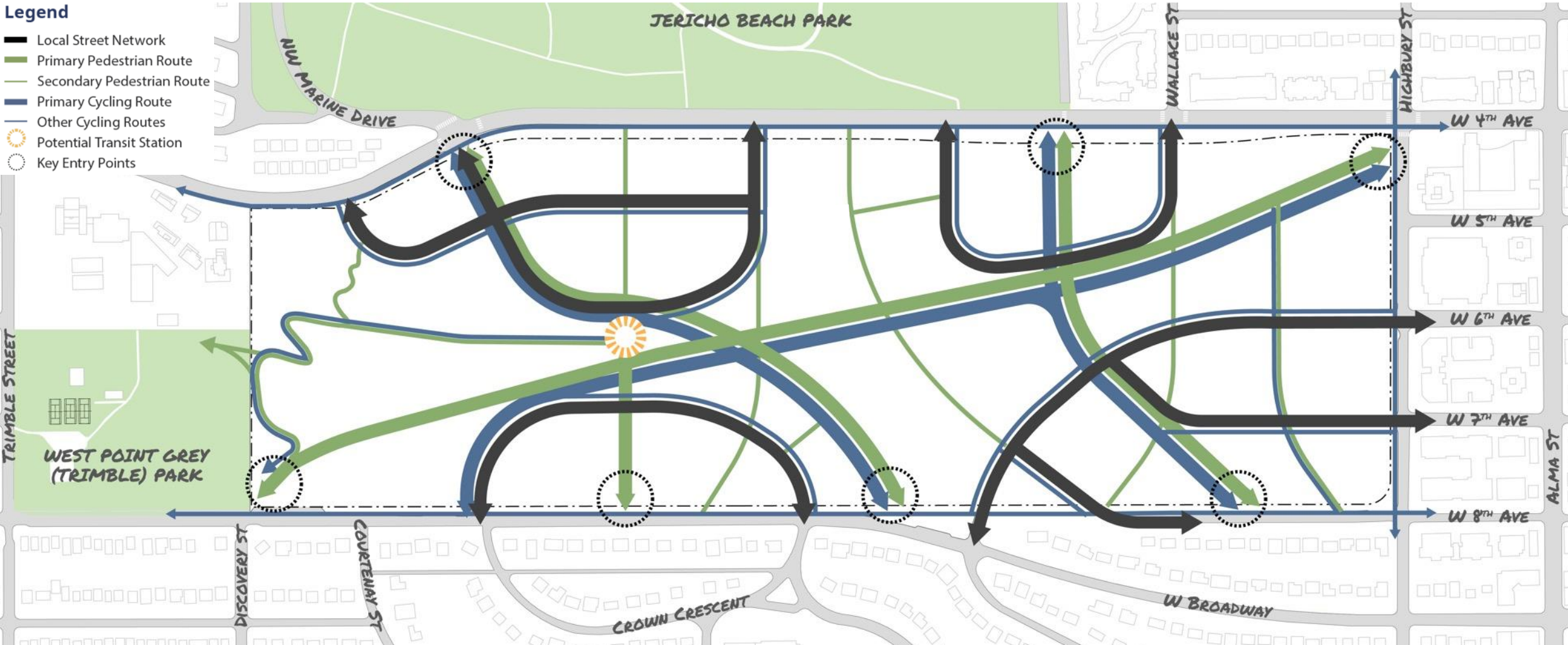
- Frame significant views
- Recognize land as a limited resource
- Neighbourhood Transitions
- Plan for a low carbon neighbourhood

p'aq'əs / sp'ákw'us / eagle – Open Space Network

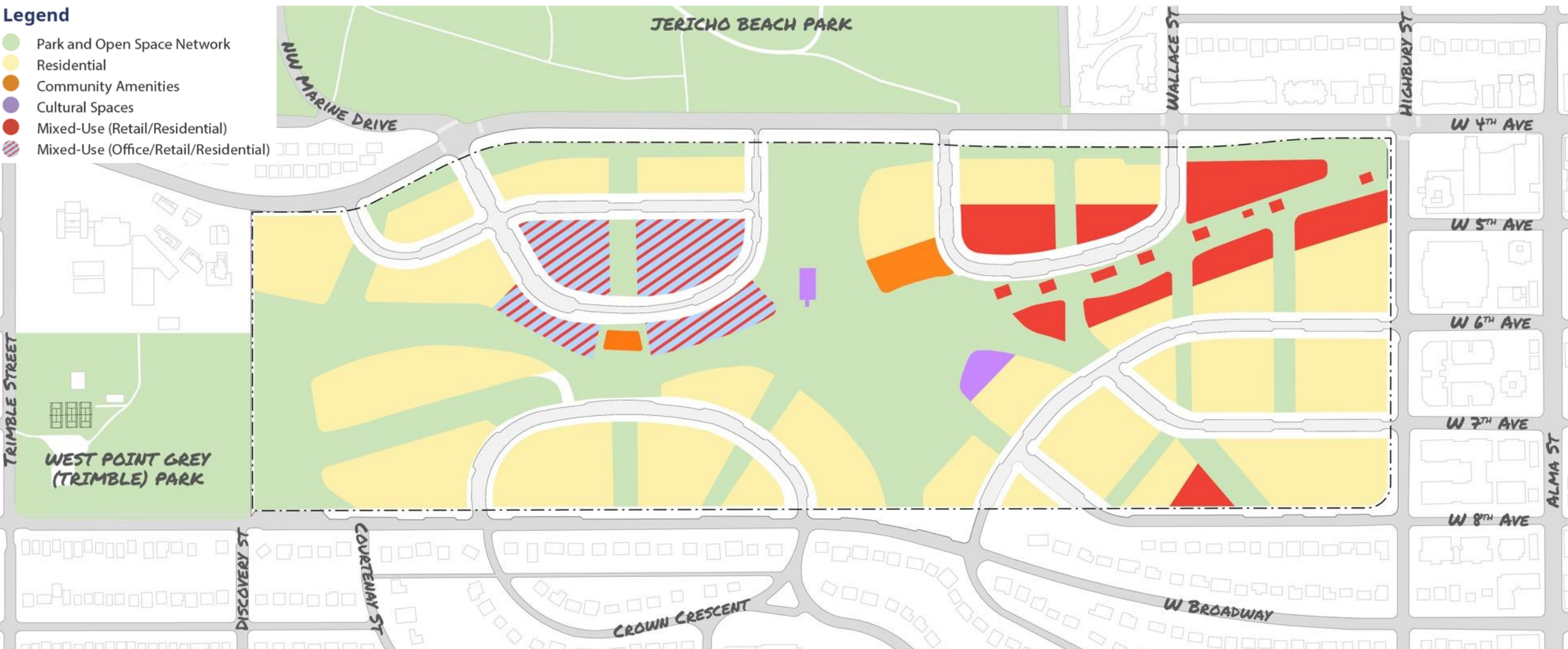


-  Park & Open Space Network
-  Courtyard Spaces
-  Rainwater Management
-  Existing Trees
-  Proposed Trees

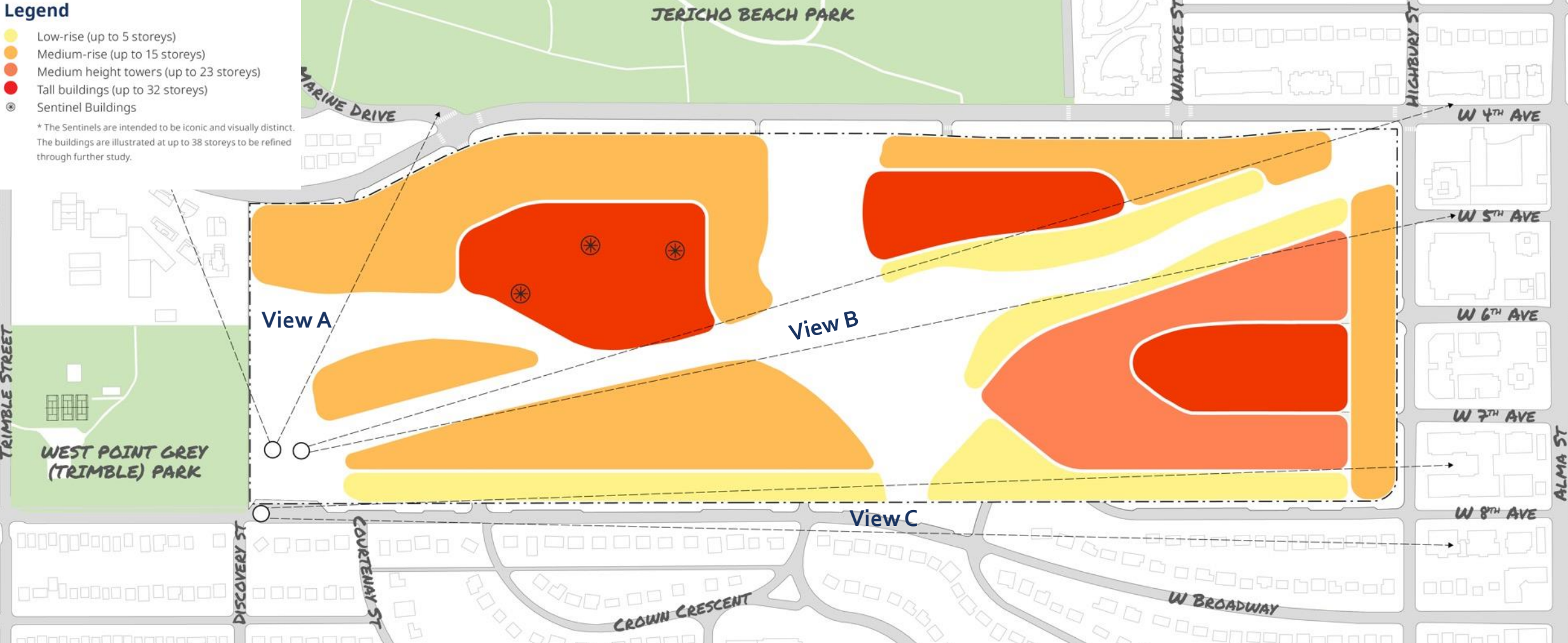
p'aq'əs / sp'ákw'us / eagle – Mobility Network



p'aq'əs / sp'ákw'us / eagle – Land Use



p'aq'əs / sp'ákw'us / eagle – Built Form



Journey along the Diagonal – Pedestrian Walkway

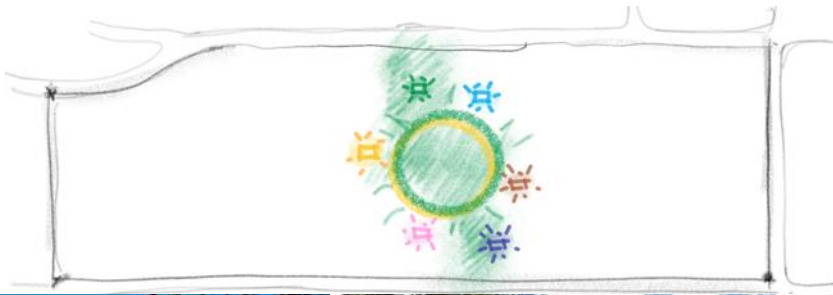


Journey along the Diagonal – Pedestrian Walkway





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Central Gathering Space



Mixed-Use Urban Plaza

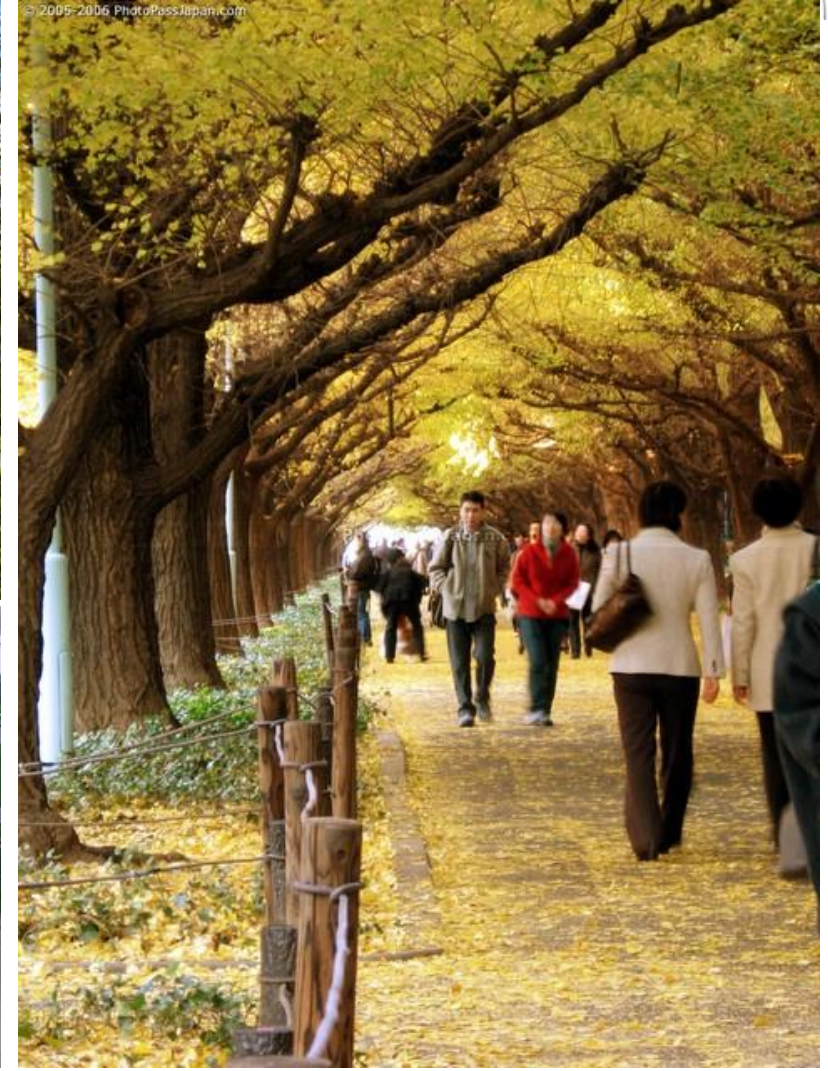
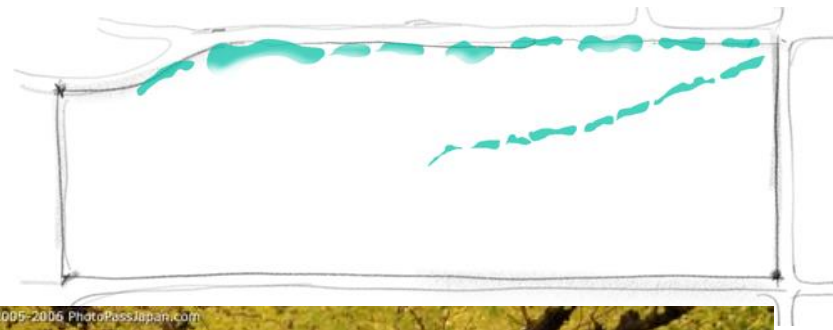


A hand-drawn sketch of a rectangular area, possibly a field or a road. A dashed line runs diagonally from the bottom-left towards the top-right. Along this line are four circles of increasing size. The first circle on the left is highlighted with a green and yellow border. The area is labeled 'Wallace' on the left and 'Highway' on the right.





p'aq'əs / sp'ákw'us / eagle
New West 4th Avenue Edge

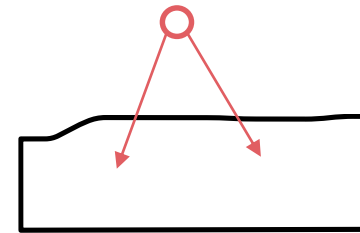


p'aq'əs / sp'ákw'us / eagle – Conceptual Massing



p'aq'əs / sp'ákw'us / eagle

From the water



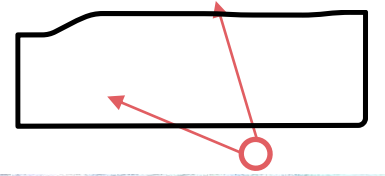
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From the Lookout Entry and Plaza



West Point Grey
(Trimble) Park

p'aq'əs / sp'ákw'us / eagle
Transition along West 8th Avenue

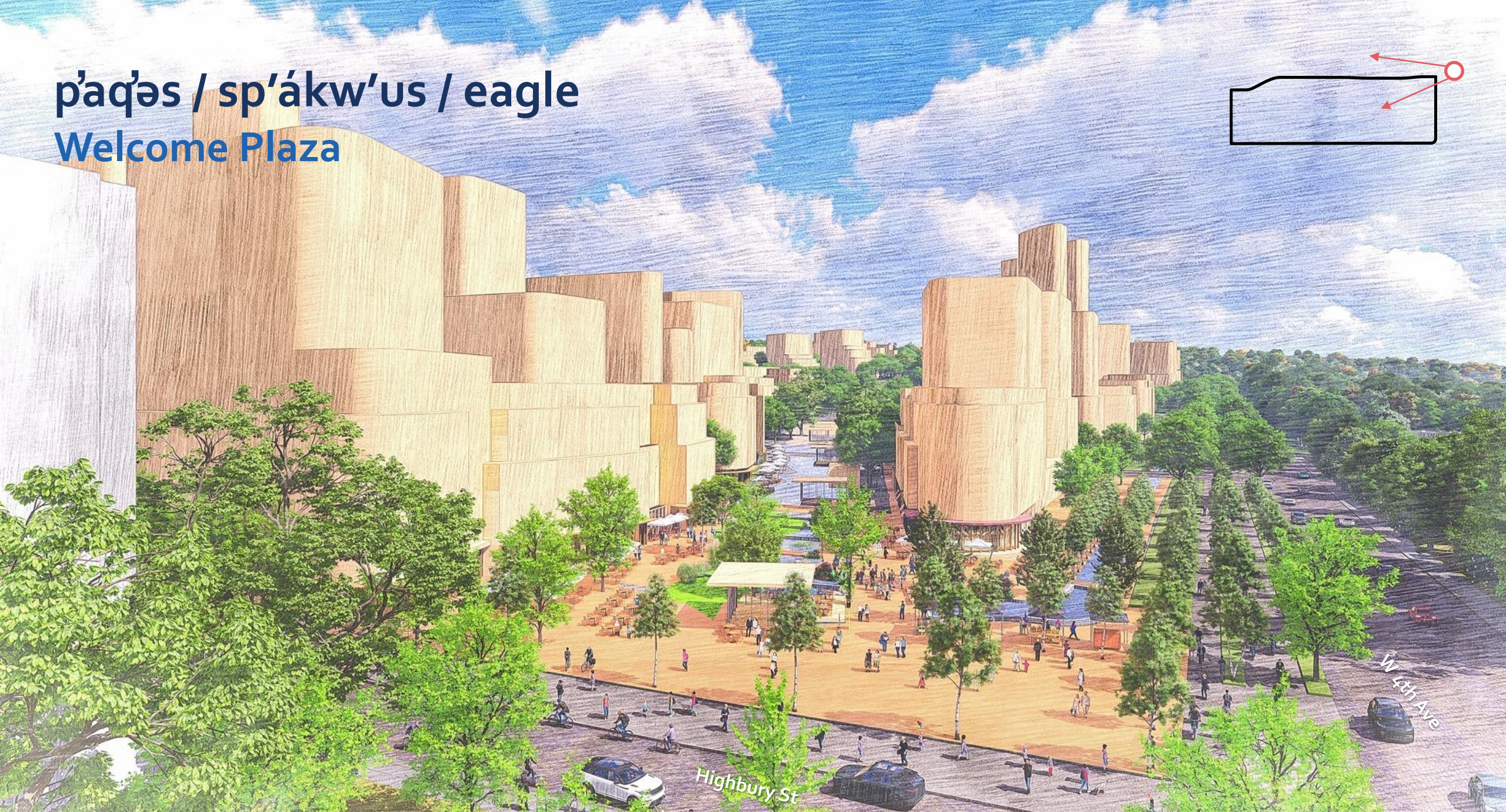
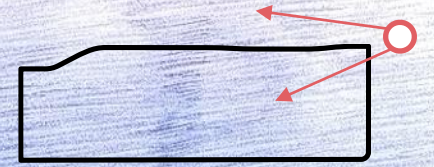


The Sentinels



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Welcome Plaza



Ꞩən/Tahim' tl'a úxwumixw-chet / weave– Inspirations

A Strong Community Fabric



ꠘən/Tahim' tl'a úxwumixw-chet / weave

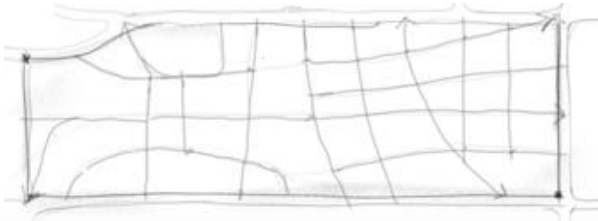
A Strong Community Fabric



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Big Ideas & Responding to the Emerging Site Planning Ideas

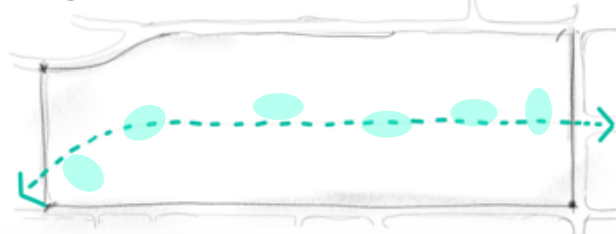
Big Idea: Interwoven Network of Connections



EMERGING SITE PLANNING IDEAS ADDRESSED:

- Connect parks and open space
- Design the site to be car-light
- Prioritize walking, rolling and cycling
- Enhance neighbourhood connections
- Plan for a low carbon neighbourhood

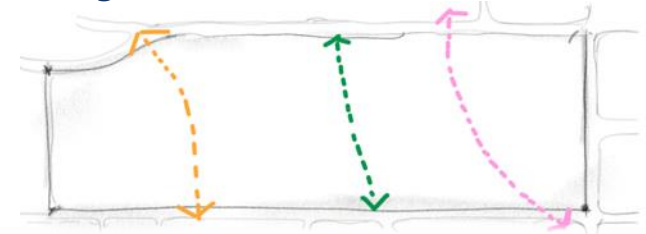
Big Idea: Central East-West Spine



EMERGING SITE PLANNING IDEAS ADDRESSED:

- Connect parks and open space
- Recognize the ridge
- A unique and vibrant public realm
- Prioritize walking, rolling and cycling
- Enhance neighbourhood connections

Big Idea: Connect 4th to 8th



EMERGING SITE PLANNING IDEAS ADDRESSED:

- Connect parks and open space
- Design the site to be car-light
- Prioritize walking, rolling and cycling
- Enhance neighbourhood connections
- Encourage transit use through site design

Big Ideas & Responding to the Emerging Site Planning Ideas

Big Idea: Three Distinct Hearts



EMERGING SITE PLANNING IDEAS ADDRESSED:

- Start with the land
- Enhance biodiversity and ecological connections
- Provide amenities to support the neighbourhood
- Create a Destination for Culture, Jobs and shopping
- Design a Neighbourhood with Distinct Districts
- Define a Place that is resilient and adaptable

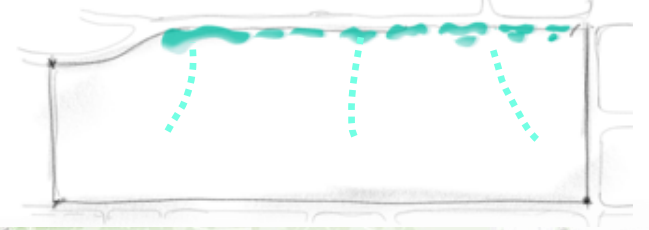
Big Idea: Longhouse-Inspired Amenity Spaces



EMERGING SITE PLANNING IDEAS ADDRESSED:

- Neighbourhood spaces foster health and wellbeing
- A unique and vibrant public realm
- Amplify reconciliation and long-term prosperity
- Define a Place that is resilient and adaptable

Big Idea: New 4th Ave Water "Front" Edge

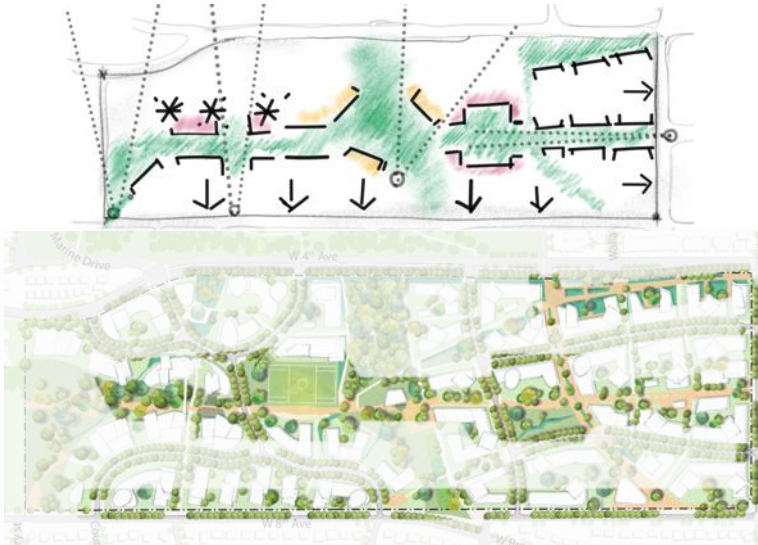


EMERGING SITE PLANNING IDEAS ADDRESSED:

- Celebrate rain water
- Enhance biodiversity and ecological connections
- Re-imagine West 4th
- Design to be welcoming and inclusive
- Define a place that is resilient and adaptable

Big Ideas & Responding to the Emerging Site Planning Ideas

Big Idea: Framing and Transitions



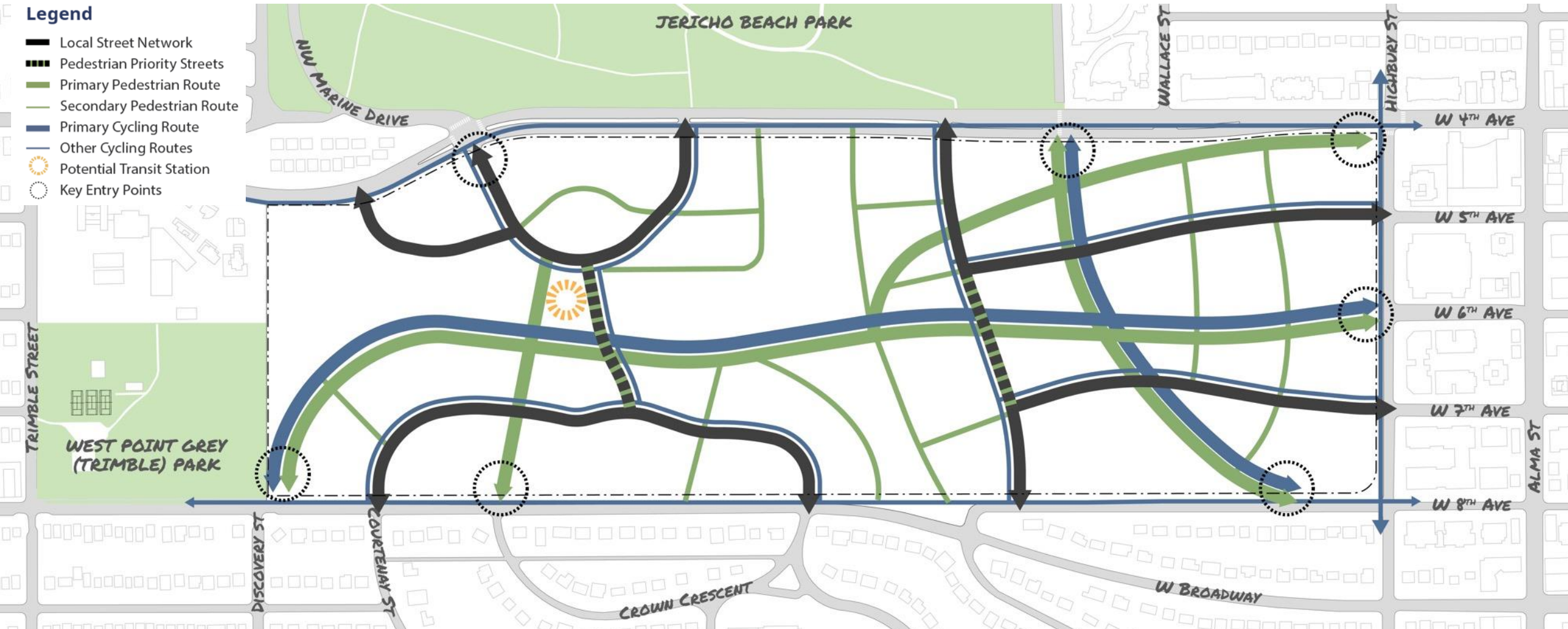
EMERGING SITE PLANNING IDEAS ADDRESSED:

- Frame significant views
- Recognize land as a limited resource
- Neighbourhood Transitions
- Plan for a low carbon neighbourhood

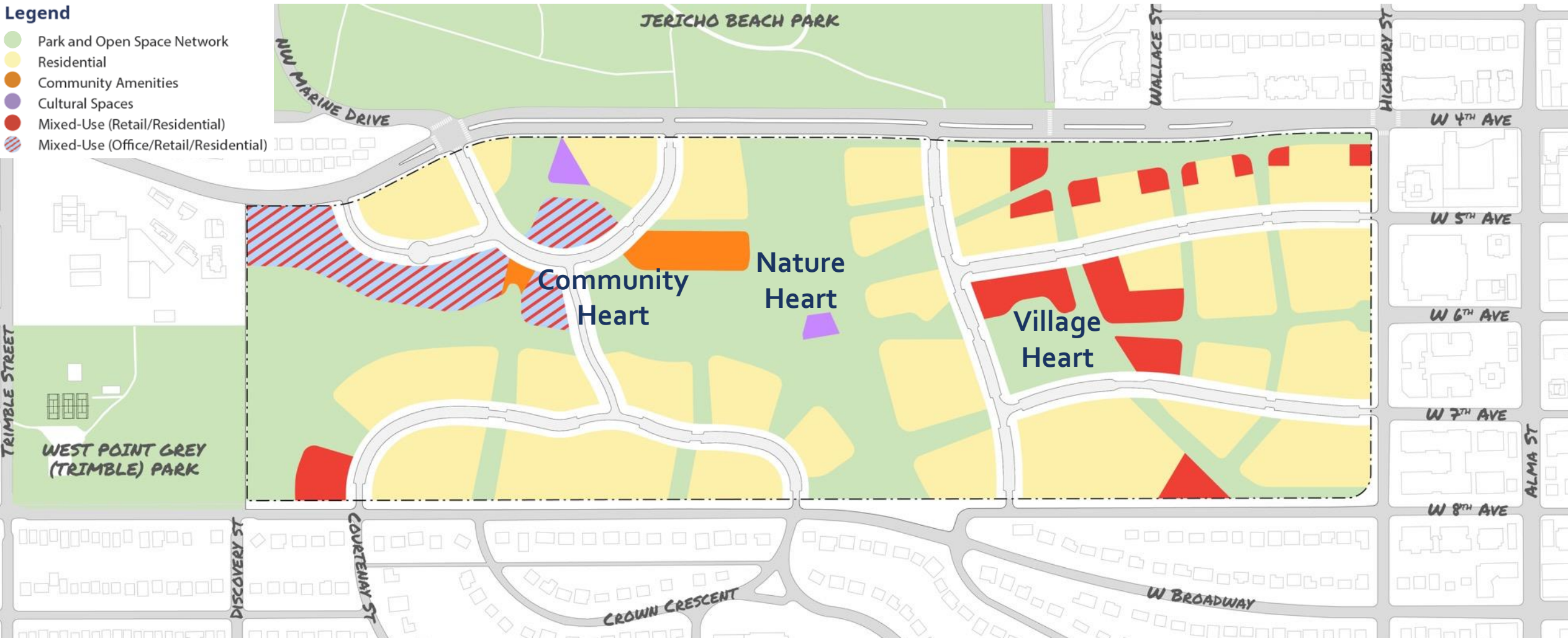
Łən/Tahím tl'a úxwumixw-chet / weave – Open Space Network



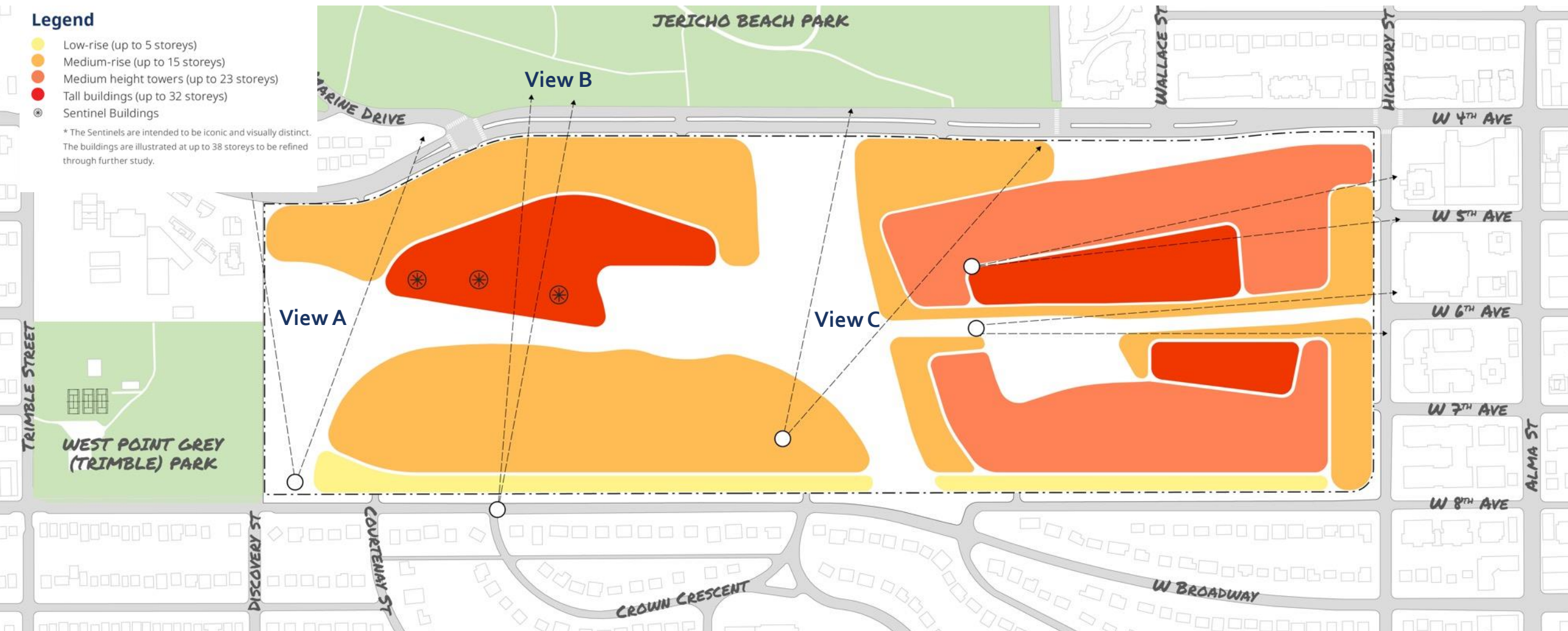
Łən/Tahím tl'a úxwumixw-chet / weave – Mobility Network



Ꞗən/Tahím tl'a úxwumixw-chet / weave – Land Use



Łən/Tahim' tl'a úxwumixw-chet / weave – Built Form

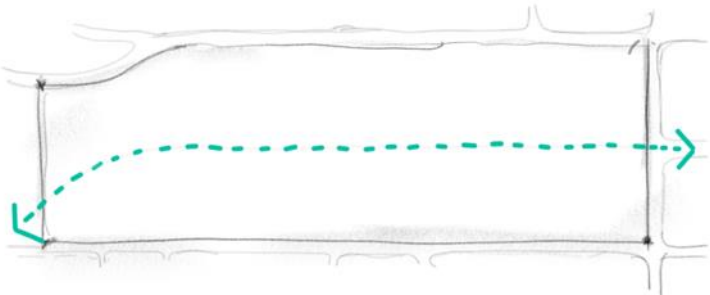


A diagram of a rectangular frame, possibly representing a window or a picture. A dashed green line starts at the bottom-left corner, curves upwards and to the right, and then continues horizontally to the right edge. A blue oval is drawn around the right end of this dashed line, with a green arrow pointing to the right inside the oval.



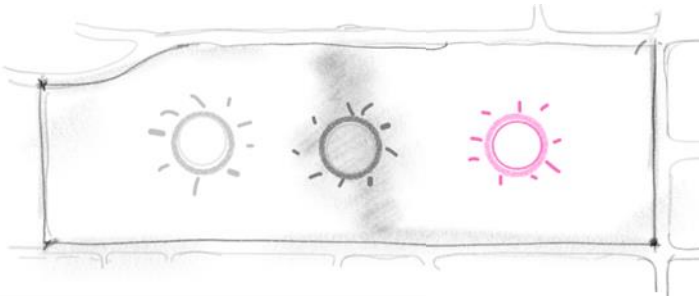
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Central East-West Spine



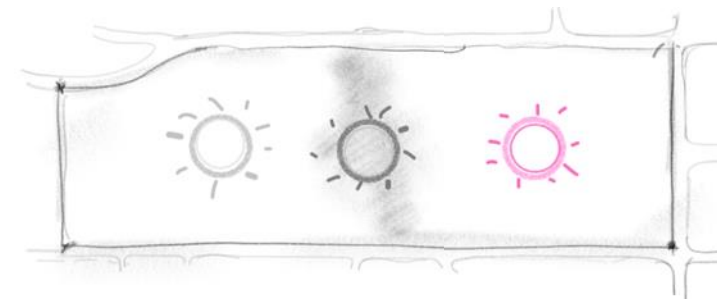
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Three Distinct Hearts – Village Heart



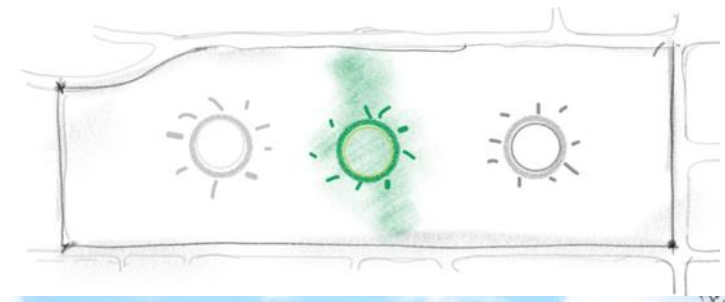
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Three Distinct Hearts – Village Heart



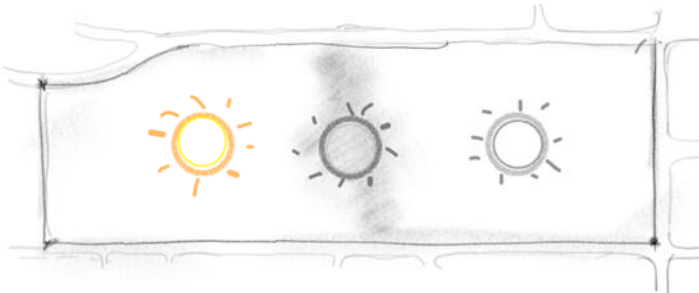


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Three Distinct Hearts – Nature Heart



ƛən/Tahím tl'a úxwumixw-chet / weave

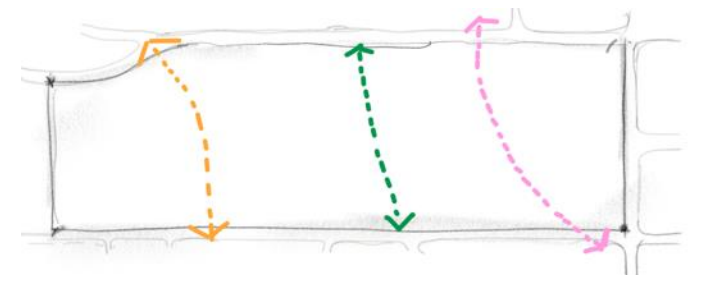
Three Distinct Hearts – Community Heart



A hand-drawn diagram within a rectangular frame. It shows three suns in a row. The first sun on the left is yellow with orange rays, representing morning. The middle sun is grey with black rays, representing noon. The third sun on the right is white with grey rays, representing evening. The background of the frame is shaded grey.



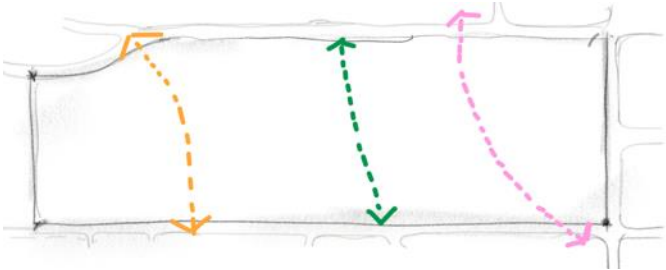
Connect 4th to 8th



Ժան/Tahim' tl'a úxwumixw-chet / weave

Connect 4th to 8th

Western Pedestrian, Cycling and Bus Connection

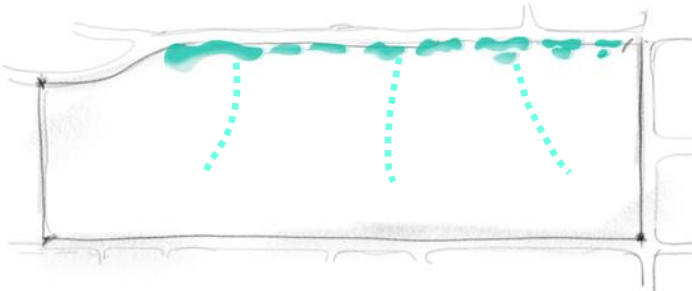


East Shared Street



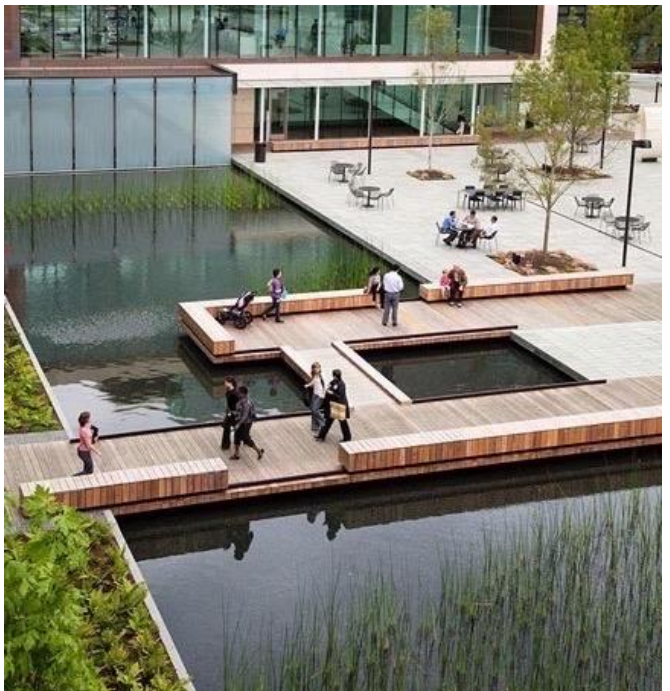
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New 4th Ave Water "Front" Edge

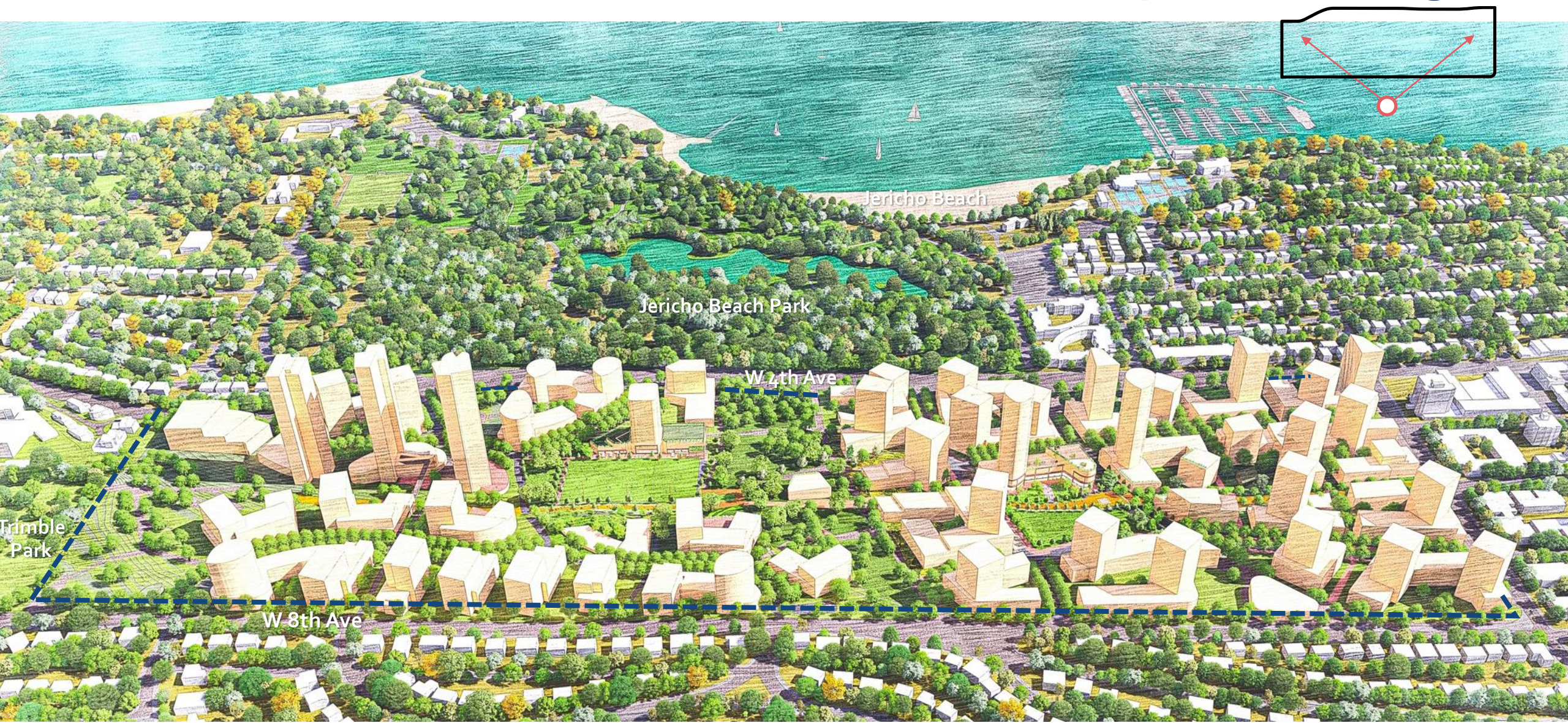


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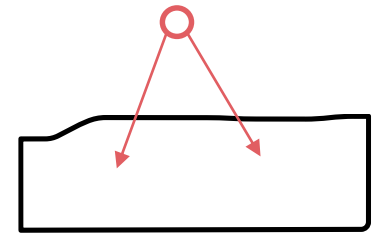
New 4th Ave Water “Front” Edge



Ꞥən/Tahim' tl'a úxwumixw-chet / weave – Conceptual Massing



Ժն/Tahim' tl'a úxwumixw-chet / weave From the water



Ƨən/Tahím tl'a úxwumixw-chet / weave

Views to the mountains, sea and city



A diagram of a horizontal beam. A red circle is located below the beam, with two red arrows pointing upwards from it to the beam's bottom surface, indicating an applied moment.





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At the Community Heart



Conceptual Site Planning Options

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Summary: Park and Open Space Network

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A Central Gathering Space



Distributed Gathering Spaces



Summary: Mobility

ᑭᐱᑦᐱᑦ / sp'ákw'us / eagle



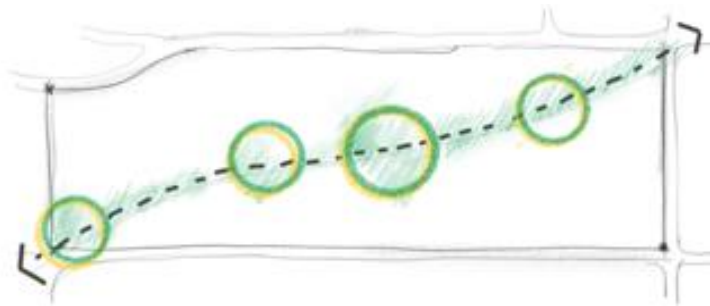
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Summary: Pedestrian Priority

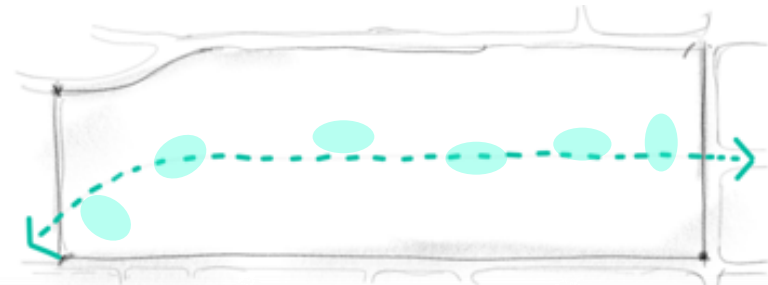
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Journey along the Diagonal



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Central East-West Spine



Summary: Pedestrian Priority

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Responding to the Topography



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Connect 4th to 8th



Summary: Land Use

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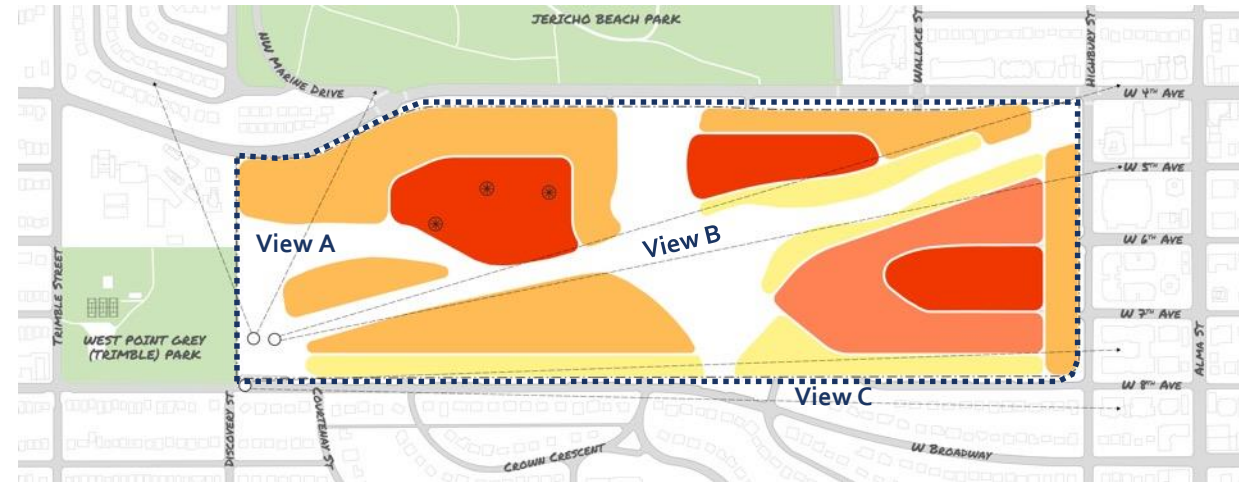


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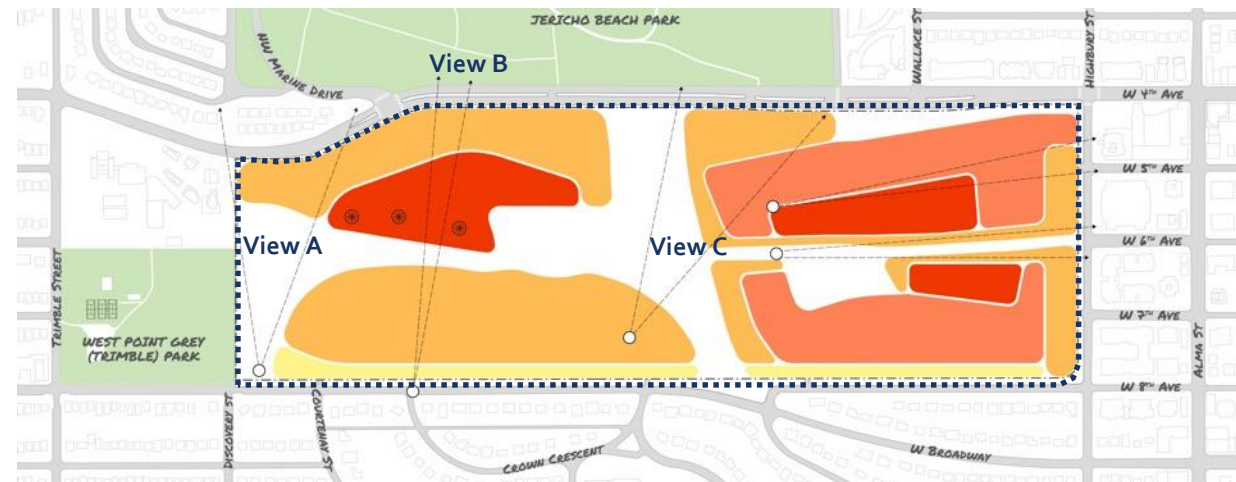


Summary: Built Form

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Summary: Built Form

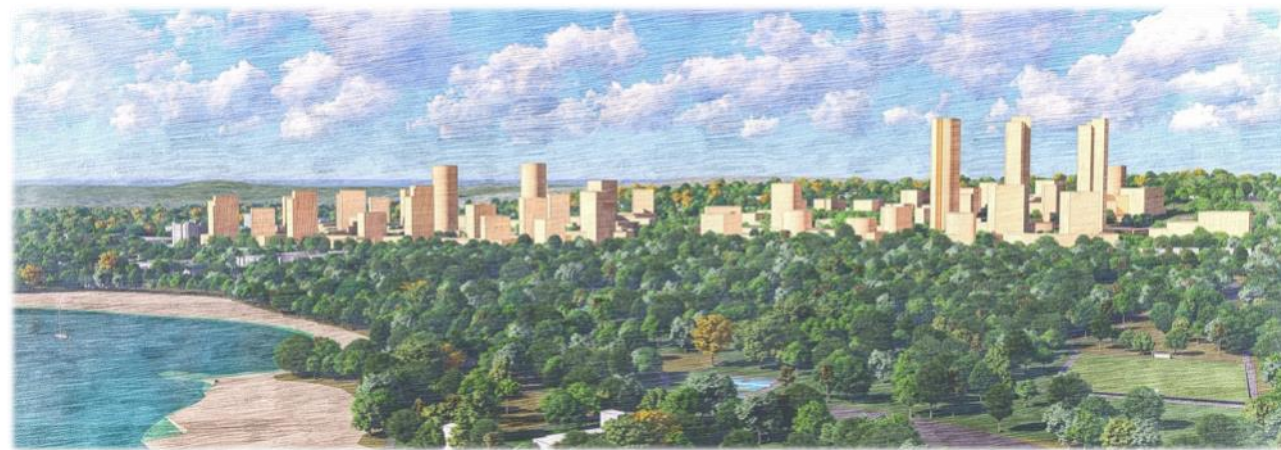
ᑭᐱᑦᐱᑦ / sp'ákw'us / eagle

Two Height Peaks



ᐱᐱᐱᐱ / Tahim' tla úxwumixw-chet / weave

One Peak and Varied Heights



Thank you!

Questions and discussion



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STAY INVOLVED

Visit InspireJericho.ca
to learn more.

Upcoming events

Temporary Pop-up Office

- Oct 19 – Nov 10

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