



REPORT

Report Date: April 20, 2021
Contact: Neil Hrushowy
Contact No.: 604.829.9622
RTS No.: 14541
VanRIMS No.: 08-2000-20
Meeting Date: June 23, 2021
[Submit comments to Council](#)

TO: Standing Committee on Policy and Strategic Priorities

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: Jericho Lands Planning Program – Process update and consideration of draft Guiding Principles and Emerging Ideas to guide site planning

RECOMMENDATION

- A. THAT Council endorse the Jericho Lands draft Guiding Principles, generally as attached in Appendix A, to provide guidance for the creation of the Jericho Lands Policy Statement.
- B. THAT Council endorse the Jericho Lands draft Emerging Ideas, generally as attached in Appendix B, to provide guidance for the creation of a conceptual site plan to be included in the Jericho Lands Policy Statement.

REPORT SUMMARY

ᑭᐃᐃᐃᐃᐃᐃᐃ / ᐃᐃᐃᐃᐃᐃᐃᐃ / Jericho Lands planning program is a comprehensive planning process to create a Policy Statement to guide the future development of the site which is situated on the unceded traditional territories of the ᐃᐃᐃᐃᐃᐃᐃᐃᐃ (Musqueam), ᐃᐃᐃᐃᐃᐃᐃᐃᐃ (Squamish), and ᐃᐃᐃᐃᐃᐃᐃᐃᐃ (Tsleil-Waututh).

The Policy Statement is being developed at the request of the “Landowners”: a joint venture partnership between the Musqueam, Squamish, and Tsleil-Waututh (“MST” Partnership) and Canada Lands Company (“CLC”). The Policy Statement will establish principles, objectives and policies related to a range of topics, including: Reconciliation, equity and inclusion, land use, density, height, public realm, public benefits, transportation, built form, character, sustainability, servicing infrastructure and development phasing.

This report provides a summary of Phase 1 and Phase 2 community engagement for the Jericho Lands planning process. It includes recommendations that Council endorse the draft

Guiding Principles and draft Emerging Ideas. This is an important step in the planning process establishing foundational ideas to inform the creation of a conceptual site plan for inclusion in the Jericho Lands Policy Statement. Overall, this major project is a unique opportunity for the City to work collaboratively with the MST and CLC partnership to achieve common goals for sustainable neighbourhood development.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Jericho Lands Policy Planning Program Report (2018)
- West Point Grey Community Vision (2010)
- Climate Emergency Action Plan (2020)
- Rezoning Policy for Sustainable Large Developments (2010, updated 2020)
- City of Vancouver Reconciliation Framework (2014)
- Culture | Shift: Blanketing the City in Arts & Culture (2019)
- Making Space for Arts and Culture (2019)
- Rain City Strategy (2019)
- VanPlay: Vancouver's Parks and Recreation Services Master Plan (2019)
- Urban Forest Strategy (2014, updated 2018)
- Housing Vancouver Strategy (2017)
- Healthy City Strategy (2014)

REPORT

Background/Context

The Jericho Lands are bound by West 4th Avenue to the north, Highbury Street to the east, West 8th Ave to the south and Discovery Street/West Point Grey Park (also known as Trimble Park) to the west. The site is 36-hectares (90-acres) and is situated in the West Point Grey neighbourhood.

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

Today, the Jericho Lands are comprised of two portions, east and west.

- *Eastern Lands* - referred to as the Jericho Garrison, are 21-hectares (52 acres). The lands were owned by the Department of National Defence ("DND") until 2014, when ownership was transferred to CLC, a non-agent Crown Corporation of the Government of Canada, and the MST Partners.
- *Western Lands* - referred to as Jericho Hill, are 15-hectares (38 acres). The lands were also owned by DND prior to acquisition by the Province of British Columbia. In 2016

ownership was transferred to the MST Partners. Parts of the property are leased including to West Point Grey Academy and the Vancouver Park Board.

Figure 1. Jericho Lands Site and Context



Redevelopment of the Lands

Redevelopment of ᑭᐱᐱᐱᐱᐱᐱᐱᐱ / ᐱᐱᐱᐱᐱᐱᐱᐱᐱᐱ / Jericho Lands offers the Musqueam, Squamish and Tsleil-Waututh Nations an opportunity to optimize the value of the land to the benefit of their people, now and for future generations.

In July, 2018, at the request of the Landowners, Council approved a cost-recovered planning program to create a Policy Statement for the site. The City of Vancouver recognizes the significance of the return of these lands to the Musqueam, Squamish, and Tsleil-Waututh people. Redevelopment will consider a number of important plans, policies, and priorities which are more specifically outlined in the 2018 report to Council (<https://council.vancouver.ca/20180724/documents/a2.pdf>).

The 2018 report established a 2-year work program to complete the Jericho Lands Policy Statement. However, adjustments to the overall approach and timeframe have been required as a result of COVID-19. Additional details on adjustments to Phase 3 and 4 are included in the 'Next Steps' section of this report. As a result of these adjustments, staff are targeting completion of the Jericho Lands Policy Statement for Council consideration by spring 2022.

Strategic Analysis

Since the Jericho Lands Policy Statement planning program launched in March 2019, City staff have worked collaboratively with the Landowners and their design team, led by Urban Strategies Incorporated ("USI"). The Landowner's team also includes Cultural Liaisons from each of the Musqueam, Squamish and Tsleil-Waututh Nations. The Cultural Liaisons are providing advice to the Landowner's design and City staff teams throughout the planning process. Their contributions will inform the ways that Musqueam, Squamish and Tsleil-Waututh culture and values will be authentically integrated into the development of the Jericho Lands. In

addition to the Cultural Liaisons, the Landowner’s team has engaged directly with members of the Musqueam, Squamish and Tsleil-Waututh Nations. These are essential inputs into the planning process for these Lands.

To date, the majority of the work on Phase 1 and Phase 2 has been completed. Staff are seeking Council endorsement of draft high-level planning principles (the “Guiding Principles”), which are the primary output of Phase 1, and the draft site planning emerging ideas (the “Emerging Ideas”), which are the primary output of Phase 2. A summary of the process and engagement approaches to develop these outputs along with feedback themes are outlined in the following sections. The draft Guiding Principles and Emerging Ideas will be key inputs into the next phases of work to create site concept plan(s) and site specific policies.

1. Phase 1 – Development of Guiding Principles

Process and Engagement

Much of the work associated with Phase 1 was completed from March 2019 to March 2020. The focus was listening, information gathering, and sharing. During this phase, staff hosted over 25 engagement events, many co-hosted with the Landowners, as represented on the graphic below.

Figure 2. Phase 1 Engagement Events



The Phase 1 Public Engagement Summary available on the shapeyourcity.ca/jericho-lands website provides a more detailed summary of these events.

During Phase 1, over 600 survey responses were gathered, in addition to feedback received at the Inspire Jericho events, community festivals, and other events. Given the significance of these lands from many perspectives, there are wide ranging opinions on their potential for the future. While some local residents expressed concerns regarding scale of change, a number of more broadly-expressed themes emerged related to: advancing Reconciliation, provision of a range of housing options, opportunities for green space and public space, importance of connections, sustainability, and the need for amenities to ensure Jericho Lands is a complete new neighbourhood.

This feedback was used as a key input into the site’s draft Guiding Principles.

Draft Guiding Principles

Following these Phase 1 inputs, draft Guiding Principles were created to guide planning and the development of site concepts. The Guiding Principles take into account City policies and objectives, the Landowner's aspirations and Musqueam, Squamish and Tsleil-Waututh cultural values, feedback from the local community, and input from other stakeholders.

Figure 3. Draft Guiding Principles



The draft Guiding Principles, listed above (described in Appendix A), were tested with the public, via an on-line survey. Staff received 485 responses to the online survey.

Strong support was received for:

- Reconciliation and the idea that the voices and values of the MST Nations should be embedded in the project
- Desire to work with nature and support environmental goals, while balancing the need for affordable and alternative housing options
- Transit, walking and biking-oriented development that maintains options for those with mobility challenges
- Inclusivity, connectivity, and accessibility

A variety of opinions were expressed on density.

Feedback also included opinions that some of the principles were too vague and a few expressed repetitive or redundant ideas.

The draft Guiding Principles as presented in Appendix A have been revised to reflect this feedback.

While staff are seeking Council endorsement of these Guiding Principles, they are proposed to remain in draft form until the Jericho Lands Policy Statement is completed. This allows for further refinement as new information is learned and feedback received.

2. Phase 2 - Development of Emerging Ideas

Process and Engagement

Phase 2 of the planning process shifted to establishing a greater understanding of the site and its potential. The work to date has involved technical site studies, information gathering, analysis of City policies that drive site planning, and review of local and international best practices. The key output of this work is the site planning Emerging Ideas, which will become the building blocks of a conceptual site plan for the Jericho Lands.

In February 2021, staff released 'Site Analysis Panels' providing an overview of technical studies informing planning. Building on the site analysis, four themed discussion guides containing site planning Emerging Ideas were created and shared online in late March. In April, eight virtual design workshops, an introductory and a concluding presentation, were held and attended by 395 participants to discuss the Emerging Ideas with the community.

Each themed Discussion Guide was accompanied by a companion on-line survey. In total 549 survey responses were received. At the virtual design workshops, feedback was gathered in a variety of ways, including mark-ups of maps, sticky notes on presentation panels, note taking, and a verbal report out from each session. Finally, a wrap-up session reporting out on the workshops was held on April 19th.

The Phase 2 Public Engagement Summary are available on the shapeyourcity.ca/jericho-lands website.

Draft Emerging Ideas

The Emerging Ideas continue to build on themes identified in Phase 1. 'Embedding Indigenous Values and Knowledge' to tangibly express Musqueam, Squamish and Tsleil-Waututh culture and identity, is at the core of planning and design of all aspects of the site. In addition, there are 24 Emerging Ideas that relate to four themes: Natural Systems & Open Space, Connections & Mobility, Inclusive Neighbourhoods, and Sustainability & Resilience. A detailed description of each theme and associated Emerging Idea is included in Appendix B.

Figure 4. Example Emerging Idea – 'Connect Parks and Open Space'



Figure 5. Draft Emerging Ideas – Complete List



Throughout Phase 2 engagement, staff heard a high level of support for the Emerging Ideas. Survey respondents, for example, were asked to indicate the relative importance of key elements contained within the broader Emerging Ideas.

The ideas with the highest level of support, rated as 'very important' by more than 75% of respondents were (in order of Emerging Idea as listed above):

- framing public views to the mountains and water (81%),
- natural areas for passive recreation (85%),
- opportunities for family housing (79%),
- provision of amenities (76%),
- provision of parks to support health and well-being (80%), and
- park space to provide gathering opportunities for community resilience (83%).

The lower rated Emerging Ideas were:

- the provision of regionally important job space (16% of respondents believe it is ‘very important’).
- views to the Jericho Lands (31%),
- provision of urban park spaces such as plazas (36%),
- opportunities for multi-generational housing (39%); and
- emergency support hubs (37%).

The open ended responses revealed concerns, particularly from the surrounding community, related to the anticipated intensity of the development. Many in the community cited an interest in ensuring redevelopment “fits” with the established neighbourhood context. At the same time, there is increasing concern from residents within the city regarding housing affordability and a desire to increase and diversify housing options on the site (e.g. for families, downsizing seniors, students and young professionals, and moderate income workers).

Based on the feedback gathered through the workshops and on-line survey, adjustments have been made to the draft Emerging Ideas, as represented in detail in Appendix B.

The Emerging Ideas, like the Guiding Principles, are proposed to remain in draft form until the Jericho Lands Policy Statement is completed. The purpose of seeking Council endorsement of the Emerging Ideas is to confirm these early ideas, which establish the foundations for site planning, as we move into Phase 3, concept plan development.

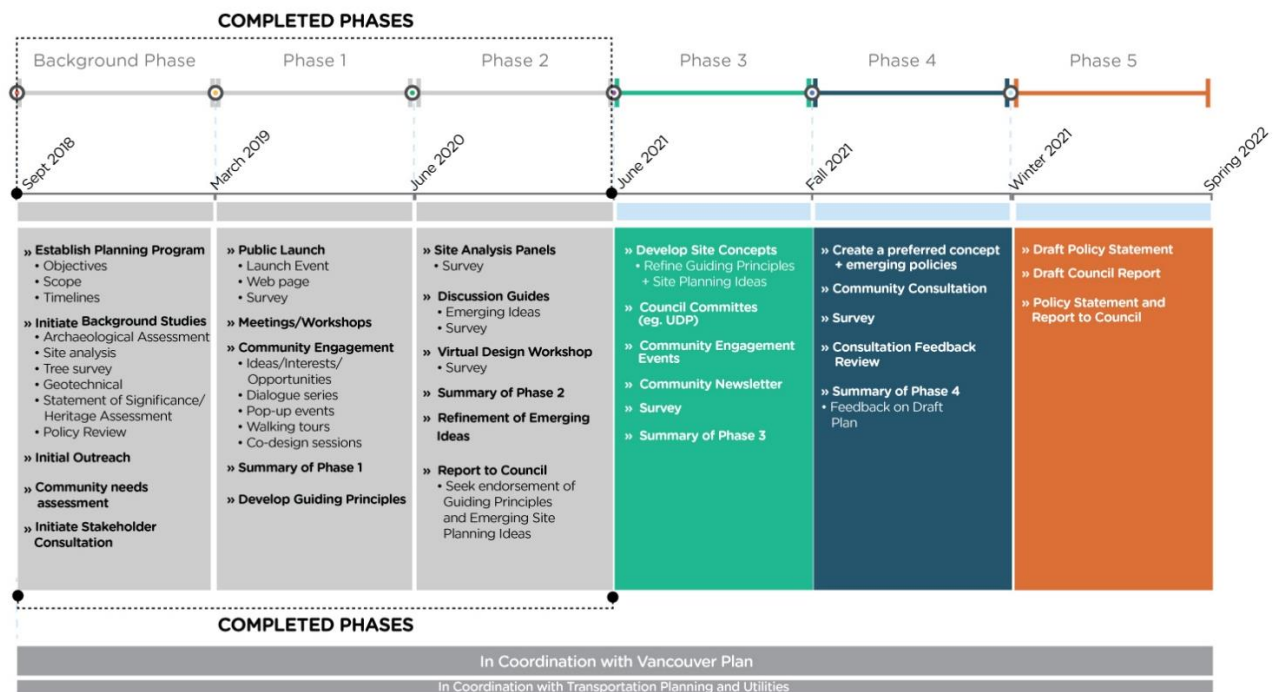
3. Next Steps

Given the scale of the ʔəyálməx^w / lʔyálməxw / Jericho Lands site and the complexity of planning within a global pandemic, the overall work plan has been adjusted from the timeline presented in the 2018 report. Key changes are that the Emerging Ideas are now the output of Phase 2 and development of conceptual site plan options are the focus of Phase 3. Staff will seek public feedback on the options, as well as review by the City’s Urban Design Panel. This input will be used to determine a preferred site concept.

Phases 4 and 5 will focus on refinement of the preferred site concept and drafting site specific policies for the Jericho Lands Policy Statement. Engagement opportunities will continue to provide key inputs into the planning process and development of site concepts. It is anticipated that engagement approaches will continue to evolve – to best align with health orders in place at the time.

It is anticipated that the Jericho Lands Policy Statement will be presented for Council consideration in spring 2022, subject to work proceeding as planned. An updated project timeline is presented below.

Figure 6. Updated - Jericho Lands Planning Program Timeline



Financial Implications

As established in the 2018 Jericho Lands Planning Program report, the Landowners contributed the necessary funds to cover the program costs. Additional funding is not required to complete the work program, despite delays experienced as a result of COVID-19.

The next phase of work will include a financial assessment of the Jericho Lands redevelopment to inform the public benefits and infrastructure strategy.

CONCLUSION

This report seeks Council's endorsement of draft Guiding Principles and Emerging Ideas to support the creation of a Policy Statement for the Jericho Lands. The Policy Statement will establish new site-specific policy for the Jericho Lands relating to land use, density, height, public realm, public benefits, transportation, built form and character, sustainability and development phasing.

Redevelopment of ʔəy'alməxw / l'y'álməxw / Jericho Lands represents a currently unparalleled opportunity for the Musqueam, Squamish and Tsleil-Waututh to express their deep connection to the land, while bringing forward new opportunities for prosperity for future generations.

The redevelopment of the Lands following future rezonings would help achieve City policies and objectives for sustainability, transportation, affordable housing, and Reconciliation. This project provides a unique opportunity for the City to advance our collaborative work with the MST and CLC partnership to achieve common goals for sustainable neighbourhood development.

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JER|CHO LANDS

DRAFT GUIDING PRINCIPLES

These draft Guiding Principles are based on community feedback, City of Vancouver objectives and policies, and the Landowners' aspirations. The Guiding Principles will provide high-level direction to the creation of the Jericho Lands Policy Statement.

1 ʔəy'alməx^w is the place name in the hən'q'əmin'əm' language spoken by Musqueam and Tsleil-Waututh ancestors.

2 l̥y'álmexw is the place name in the Skwxwú7mesh language spoken by Squamish and Tsleil-Waututh ancestors.

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

The redevelopment of ʔəy'alməx^w / l̥y'álmexw / Jericho Lands is a generational opportunity to honour Musqueam, Squamish and Tsleil-Waututh heritage and to celebrate identity and culture. Indigenous values, including a deep connection to the land, and reconciliation will be embedded as founding principles in the design and expression of the lands. ʔəy'alməx^w / l̥y'álmexw / Jericho Lands will demonstrate excellence in city building as the site transforms to become a unique new neighbourhood within the city.

2. Respect the Land

ʔəy'alməx^w / l̥y'álmexw / Jericho Lands will become a global precedent for stewardship and sustainability. The site design will embrace unique existing features, like the ridge, significant trees, forested and habitat areas. Planning and design of the site will seek to enhance biodiversity, create ecological corridors, regenerate natural systems and incorporate watershed systems thinking to manage drainage and rainwater. Resilient site design will reduce the risks from climate change and impacts of sea level rise while allowing for adaptation over time.

3. Welcoming to All

All people will feel welcome on the ʔəy'alməx^w / l̥y'álmexw / Jericho Lands. Equity and inclusion will be key considerations throughout the planning of the Lands to ensure that Jericho is a diverse neighbourhood. Public spaces will be intergenerational and multicultural, supporting social connections and resilience as part of a healthy, thriving community. Pathways and routes through the site will be designed to be accessible to all. Indigenous culture will inspire the design and function of a robust network of public spaces ranging from naturalised parks and open spaces to urban plazas. Expression of Musqueam, Squamish and Tsleil-Waututh arts and culture will be tangible, with opportunities for creation, display and performance.

4. Cohesive Community

The ʔəy'alməxʷ / l̥y'álməxw / Jericho Lands will be transformed to create a new neighbourhood heart within the broader West Point Grey community. Existing and future residents will benefit from new opportunities to live, work, play, learn, shop and create on the ʔəy'alməxʷ / l̥y'álməxw / Jericho Lands. The Jericho Lands will be cohesively integrated through appropriate edge transitions, clear neighbourhood connections, and new retail areas to draw people to the site re-energizing nearby retail streets. New public amenities and facilities will become hubs of social connection and activity, reinforcing the role of the ʔəy'alməxʷ / l̥y'álməxw / Jericho Lands within the neighbourhood and city.

5. Connect Within and Beyond

Access to and through the ʔəy'alməxʷ / l̥y'álməxw / Jericho Lands will be enhanced by providing a variety of movement options connecting to the surrounding neighbourhood, parks, city and region. The unique terrain of the Lands will shape movement patterns, corridors and connections and build a network of accessible routes for walking, rolling and cycling. These networks will connect key destinations such as retail areas or public amenities within the site to transit and the surrounding neighbourhoods. Routes will be inviting, safe and designed to promote active modes. Site design will reduce car dependence and be adaptable to future innovative technologies by providing daily needs on-site, prioritizing walking, biking, and transit, implementing flexible parking strategies, and anticipating zero-emission vehicles.

6. A Place to Call Home

The ʔəy'alməxʷ / l̥y'álməxw / Jericho Lands will provide new housing, with a range of options for households of different incomes, ages and mobility needs, from students to families to seniors, while creating opportunities for intergenerational living and learning. The neighbourhood will be designed to incorporate a variety of building types suitable for a diversity of households. Buildings will be designed to enhance social connections and community through the provision of common outdoor spaces such as rooftops or courtyards, and indoor amenities for building residents. Affordable housing options, including both social and secured rental housing will be provided. Residences will be designed to enhance wellness and inclusiveness, with spaces adaptable to needs that change over time.

7. Design for the Future

The past, present, and future of ʔəy'alməxʷ / l̥y'álməxw / the Jericho Lands are an opportunity to create a place that evolves over time to meet the needs of generations to come. ʔəy'alməxʷ / l̥y'álməxw / Jericho Lands is a long-term project that will be at the forefront of innovation and adaptation. The site will be designed for resiliency and adaptive to changes in climate, mobility and how we live, work and build. Innovative building methods and materials will form the foundation for a green and sustainable future. This low carbon community, embodying a passive approach that embraces the natural world, will mark the ʔəy'alməxʷ / l̥y'álməxw / Jericho Lands as a visionary blend of ecological and urban systems.

Appendix B



ʔəy'alməx^w 1 / ly'álməxw²

JER|CHO LANDS

Policy Planning Program

Emerging Site Planning Ideas



¹ ʔəy'alməx^w is the place name in the *hən'q'əmin'əm* language spoken by Musquéam and Tsleil-Waututh ancestors.

² ly'álməxw is the place name in the *Skwx wú7mesh* language spoken by Squamish and Tsleil-Waututh ancestors.



Site Planning Emerging Ideas

The City of Vancouver has developed a series of Emerging Site Planning Ideas for the Jericho Lands. These ideas are based on the community feedback we received during Phase 1 and early stages of Phase 2 of the planning process, stakeholder priorities, City objectives and policies, and the landowners' aspirations.

Site Planning Emerging Ideas look to the future of what the ʔəy'alməxʷ / y'álməxw / Jericho Lands can become, while embedding Indigenous values to showcase the historic and cultural importance of these lands to the Musqueam, Squamish and Tsleil-Waututh Nations. The Emerging Site Planning Ideas are intended to provide input into the development of a preliminary site concept for the lands.

In this document, the following Emerging Ideas have been prepared to help us think about how to plan and design the ʔəy'alməxʷ / y'álməxw / Jericho Lands site in a way that addresses opportunities and objectives related to four themes: Natural Systems & Open Space, Connections & Mobility, Inclusive Neighbourhoods, and Sustainability & Resilience. Each theme is followed by a visual representation and detailed description of each Emerging Idea under that given theme.

Thank you to everyone who provided their input.

Embed Indigenous Values and Knowledge

'Embedding Indigenous Values' means that the ʔəy'alməxʷ / y'álməxw / Jericho Lands will tangibly express Musqueam, Squamish and Tsleil-Waututh culture, knowledge and identity in the planning and design of all aspects of the site. Embedding Indigenous values defines the fundamental approach to the project.

Natural Systems & Open Space

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For the MST, natural systems lie at the centre of everything. Stewarding this land for all future generations is of utmost importance. The health of people is interconnected with the environment we all inhabit, and

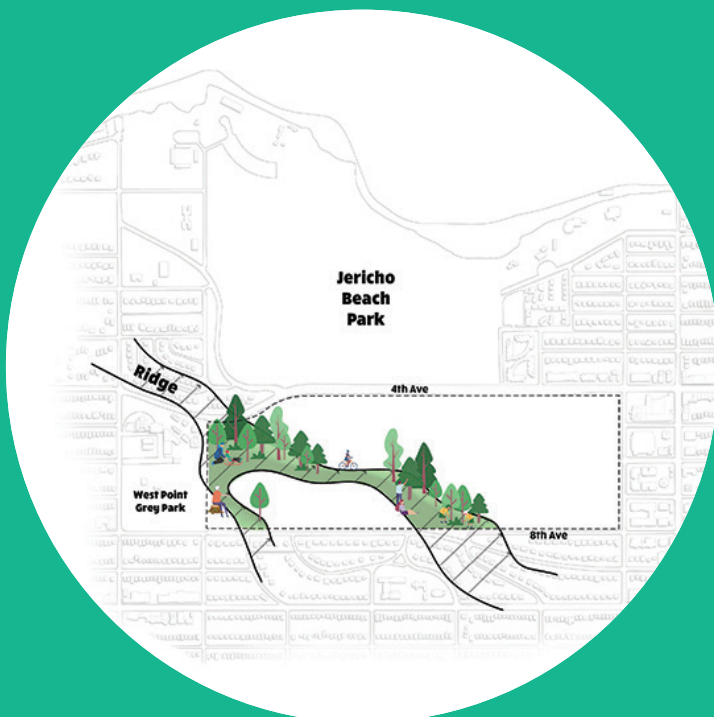
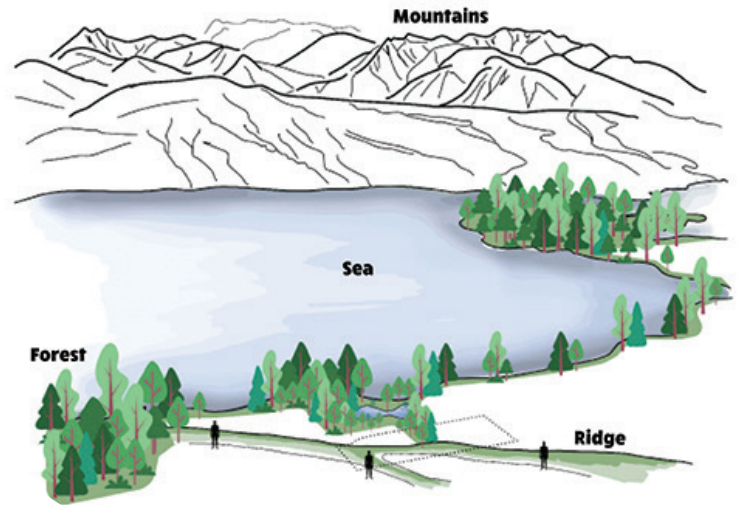
we need to enable a healthy natural world. ᑭᐃᐃᐃᐃᐃᐃ / ᐃᑦ ᐃᐃᐃᐃᐃᐃ / Jericho Lands is a culturally and ecologically significant place of abundance: of biodiversity, trees, topography, water, and green spaces.



Natural Systems & Open Space

Start With The Land

- Respond to and enhance the site's natural systems. Existing biodiversity, significant trees, hydrology, ecologically rich open spaces, and the dramatic topography of the site are foundations of the new development.



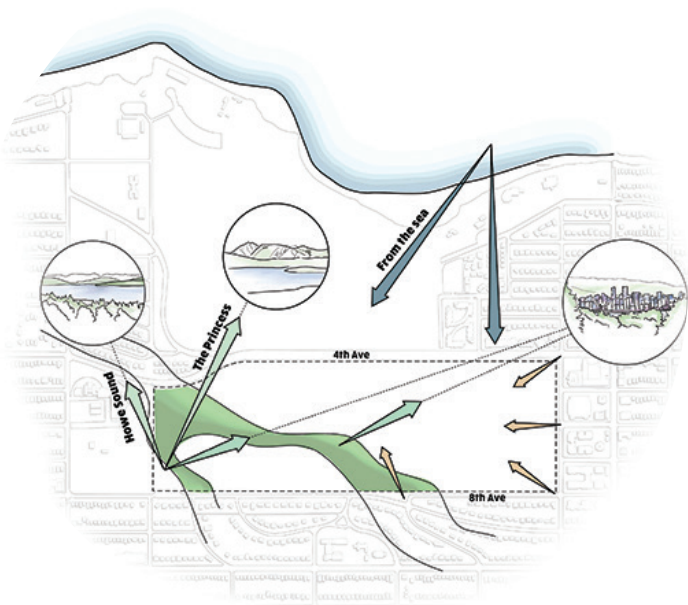
Recognize the Ridge

- Incorporate the ridge as a form shaper. Accentuate the site's topography and the ridge through intentional placement and design of buildings, mobility corridors and open spaces.
- Maximize the ridge's hydrological and ecological value by retaining significant trees and forested areas, while sensitively incorporating buildings or walking and cycling connections.

Natural Systems & Open Space

Frame Significant Views

- Consider the meaning of specific views to mountains and sea. Preserve and emphasize culturally important and locally valued public views of the water, mountains and the city. Define and frame new views within the site to support wayfinding and place making.
- Create views into the site from important points of arrival to welcome people to key places within the lands.
- Mark ʔəy'alməxw / y'álməxw / Jericho Lands as a distinctive space in the larger cityscape, visible from other parts of the city.



Celebrate Rainwater

- Reflect the natural and historic movement of water across the site by incorporating a distributed green infrastructure system.
- Capture, clean and reuse rainwater on site through water sensitive urban design that threads through a range of natural and open spaces, connections, buildings and more urban settings.
- Create a resilient rainwater system that manages water quantity and quality across the site and responds to the impacts of climate change.



Natural Systems & Open Space



Enhance biodiversity and ecological connections

- Enhance and integrate ecological connectivity through public, semi-public and private spaces on the site while connecting to the larger network beyond the site.
- Protect significant trees and key habitats that enrich the ecology of the site and provide natural carbon capture and storage.

Connect Parks and Open Spaces

- Provide a connected network of parks and open spaces responding to the site's natural features and changing neighbourhood's needs to create a series of passive and active spaces to gather, make connections, and recreate.
- Create a hierarchy of welcoming and inviting park, open space, semi-public, and semi-private spaces that are integrated with the site and its built form. These spaces will be programmable to serve a diverse range of needs, ages and abilities.
- Foster intentional connections to adjacent and nearby parks, naturally managed areas, open spaces and cultural significant locations.



An aerial photograph of a suburban neighborhood. The image shows a mix of residential buildings, including single-family homes and some multi-story apartment complexes. There are numerous green trees scattered throughout the landscape. A large, solid blue polygon is overlaid on the top-left portion of the image, starting from the top edge and extending diagonally towards the center. In the bottom right corner, the text "7 of 18" is visible in white.

Historically, the site was a gathering point both for those arriving by the sea, and from other villages and communities through an extensive trail network radiating across their territories. The area around Jericho Beach offered an ideal landing place for canoes and water-based mobility. Strong connections between the sea to land and the ridge beyond is culturally important. Planning and design for the Jericho Lands includes consideration of connections and mobility that include active transportation, transit, vehicles, and increased access along the West 4th Avenue site edge.

Connections & Mobility

Design to be Welcoming and Inclusive

- Ensure that ᑲᓐᓴᓐᓴᓐᓴᓐ / ᓴᓐᓴᓐᓴᓐᓴᓐ / Jericho Lands is designed to be welcoming by inviting the broader community into the site.
- Create distinctive and welcoming points of arrival, marked in a way that is inviting and expressive of Musqueam, Squamish and Tsleil-Waututh culture.
- Design accessible connections throughout the site to intentionally welcome users of all ages and abilities while celebrating the site's natural topography.



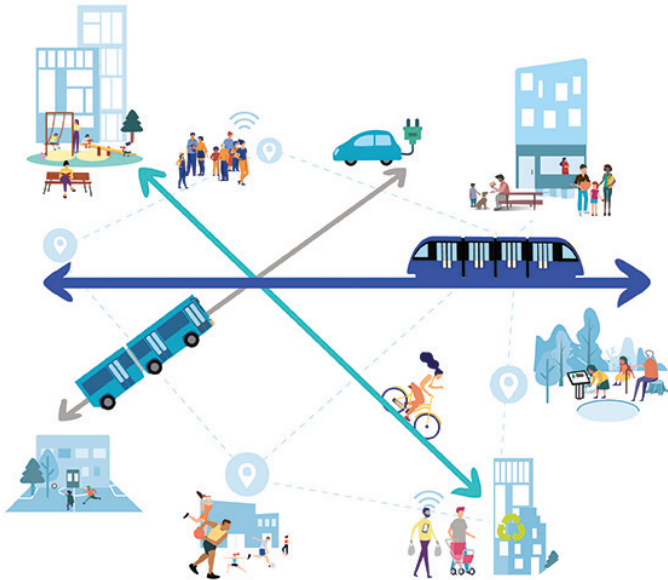
Prioritize Walking, Rolling and Cycling

- Prioritize active travel in site design, creating a network that is highly accessible and organic, modulating the surrounding street grid to respond to the site's topography and natural systems.
- Link the high and low points of the site with an accessible green corridor that integrates active modes.
- Design a highly walkable “15-minute community” by locating shops, services, and housing close to transit.
- Establish a fine-grained network of safe and convenient human-scale connections.
- Weave together a variety of experiences and destinations including gathering spaces, natural areas, and community amenities.
- Create moments of tranquility in the landscape by providing quiet walkways through forested and naturalized landscapes.



Connections & Mobility

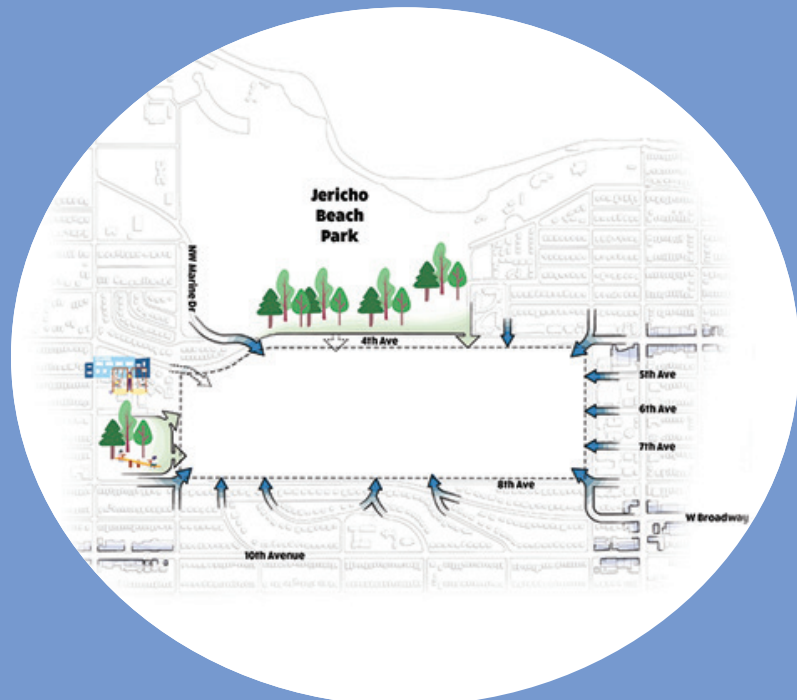
Encourage Transit Use through Site Design



- Support existing transit with a mix of housing types, land uses, activities and destinations within easy walking or rolling distance of transit stops.
- If a SkyTrain station is located on-site, design the station precinct to celebrate arrival, and provide clear wayfinding.
- Consider first and last mile opportunities for convenient walking routes and access to cycling infrastructure such as public bike share. Consider interconnectivity of modes including bus access to the station.

Enhance Neighbourhood Connections

- Knit together the fabric of ʔəy'alməx^w / y'álməxw/ Jericho Lands and the surrounding neighbourhoods and businesses with aligned connections of existing and future streets, bike routes, and trails and guide people to key amenities, and destinations.



Connections & Mobility

Re-imagine West 4th Avenue

- Redesign West 4th Avenue to incorporate rainwater management, safe walking, rolling and cycling. Enhance the site's visual and ecological connection between Ṛəy'alməxʷ / y'álməxw / Jericho Lands and Jericho Beach Park.
- Humanize and animate West 4th Avenue with retail and residential uses, natural experiences, and Musqueam, Squamish and Tsleil-Waututh cultural expression.
- Locate pedestrian crossings to Jericho Beach Park sensitively in order to help protect areas of ecological and cultural sensitivity.



Design the Site to be Car-light

- Prioritize walking, rolling, cycling and transit use, and minimize prioritization for vehicles.
- Limit vehicle access to key points and discourage through-traffic and shortcutting by design.
- Ensure that access, servicing, loading, and emergency services are achievable within the site.
- Strategies to minimize car ownership and reduce private car trips will address near-term needs.
- Consider site design approaches that allow for streets to be closed at certain times of day or during special events.
- Design parking to be adaptable and meet the changing needs of residents and visitors over time. Consider shared and flexible parking strategies, such as district parking.



Inclusive Neighbourhood

For thousands of years, ʔəyalməxʷ/Iy' álmexw' /Jericho Lands was part of the lands and waters on which the MST hunted, gathered, and followed their cultural customs. ʔəyalməxʷ/Iy' álmexw' was an important village located close to Jericho Beach, a place to gather with relatives, to harvest and share food, and to settle during different times of the year. It was connected to other villages and campsites by a network of trails radiating across MST territories.

Today, the eastern portion of the site (Jericho Garrison) contains homes and administrative/service buildings associated with previous military functions. The western property (Jericho Hill) is occupied by the Jericho Hill Centre and Gymnasium, West Point Grey Academy, and recreation uses. Existing spaces and amenities on the western portion of the site for community gathering and recreating are appreciated

by the local and citywide community. As a large site in a rapidly growing region, ʔəyalməxʷ / Iy' álmexw' / Jericho Lands offers the opportunity to create a vibrant new neighbourhood that is welcoming and inclusive. This includes thinking about housing diversity, neighbourhood commercial areas, community serving amenities, and the public realm.



Inclusive Neighbourhood

Diverse Housing Choices

- Create a diverse and inclusive new neighbourhood by providing housing for residents with a mix of incomes, including housing for families with children and low and moderate-income households. At least 30% of the units will be comprised of social housing, market and below-market rental housing.
- Integrate a variety of housing options throughout the districts in apartment forms that include ground-oriented units. Opportunities to optimize access to outdoor space in building courtyards, balconies, rooftops and terraces will be provided.



Design a New Neighbourhood with Distinct Districts

- Create a new neighbourhood that is welcoming and inclusive, where residents have easy access to their daily needs within a short walk or roll to their homes. Provide a broad range of land uses including residential, commercial and services, public amenities, and job space to support the new residents and the broader community.
- Development will include a range of building types and scales that respond to the site's unique natural features as well as proximity to a potential future Millennium Line Extension from Arbutus Street to UBC. Explore the placement of taller buildings to distinguish districts, accentuate the ridge, optimize transit use and create a culturally distinct skyline.
- Design for a series of distinct districts within ʔəy'alməxʷ / y'álməxw / Jericho Lands, defined by topography and community adjacencies, connected by a network of parks, open space, and walking/rolling and cycling connections.



Inclusive Neighbourhood

Neighbourhood Transitions

- Carefully consider neighbourhood context when designing ʔəy'alməxʷ / y'álmexw / Jericho Lands. Strengthen connections to important community destinations including West Point Grey Village, West 4th Avenue and Alma Street retail, and Jericho Beach Park.

Provide transitions that recognize that each edge of ʔəy'alməxʷ / y'álmexw / Jericho Lands is unique and requires a different design response. Reflect neighbourhood character in the design of the site's edges. Create appropriate transitions using building form, land use, and design approaches including, for example, green edges with naturalized areas, enhanced building setbacks, retention of significant trees, and provision of areas for rainwater management, where appropriate.

- Design ʔəy'alməxʷ / y'álmexw / Jericho Lands to complement the existing West Point Grey community by providing new housing choices in a variety of building forms, new amenities to serve the existing neighbourhood and new residents, and shops and services that are synergistic and aim to reinvigorate valued retail areas.
- Consideration of the site's edges will be mindful of future changes that may occur in the broader neighbourhood.



Create a Destination for Culture, Jobs and Shopping

- Envision ʔəy'alməxʷ / y'álmexw / Jericho Lands as a unique destination celebrating Musqueam, Squamish and Tsleil-Waututh culture within the city, with a range of shopping, public amenities and services, including office and other commercial/ employment space.
- A variety of uses, integrated throughout the neighbourhood, will support the daily needs of residents of the Jericho Lands and surrounding neighbourhoods. Provide a range of supporting uses including shopping, office and other commercial/ employment spaces and public amenities.
- Create a gateway to the site by extending the fine grain retail along West 4th Avenue into the site at the northeast corner.



Inclusive Neighbourhood

Provide Amenities to Support the Neighbourhood

- Meet the needs of the neighbourhood with a range of amenities, such as parks, plazas, childcare facilities, a community centre, social and cultural facilities, and affordable housing.
- New amenities will serve as destinations for the new neighbourhood, broader community and visitors. Explore opportunities and collaborative models to co-locate amenities to support a variety of uses and programs.



Neighbourhood Spaces Foster Health and Well-being

- Create unique community gathering spaces that are welcoming to all, that encourage connections with neighbours and foster community health and well-being. Locate gathering spaces and places within easy access of each neighbourhood district.
- Animate these gathering spaces by locating them at key destinations such as community facilities or retail areas, within higher density nodes, at important crossroads for movement, or entries to the new neighbourhood.
- Integrate opportunities for growing and sharing food at the site and building scale.

Inclusive Neighbourhood



A Unique and Vibrant Public Realm

- Create a unique and high quality public realm that honours and conveys Musqueam, Squamish and Tsleil-Waututh culture, identity, and stories to foster a strong sense of community, facilitate social connections and participation in public life.
- Create a series of connected public places and gathering spots that link the different parts of the neighbourhood together, including through a green network that enhances and connect habitats to improve biodiversity and ecosystem health.

Recognise Land as a Limited Resource

- Consider topography and the surrounding context in designing for building height and density across the site. Recognize that there are trade-offs between building height and density, and providing land for parks, open space, water management and biodiversity, public amenities, and affordable housing.
- Design the built form to ensure solar access on the public realm, both on and off site. Shape taller built form to celebrate culturally significant views to, within and from ʔəy'alməx^w / y'álməxw / Jericho.



Sustainability & Resilience

Large sites like the Jericho Lands offer an opportunity to achieve a high standard of sustainability, to address climate change, and to consider ways to design a future new neighbourhood that is resilient and sustainable over the long-term.



Sustainability & Resilience

Plan for a Low Carbon Neighbourhood

- Respond to the climate emergency with a comprehensive approach that minimizes carbon pollution through supporting transit and active transportation and through building efficiency, renewable energy supply, and sustainable material choices.
- Create a compact, mixed-use neighbourhood. Orient streets, movement corridors and buildings to promote passive design, optimize energy performance and take advantage of Vancouver's climate to minimize reliance on engineered systems.
- A comprehensive approach to the climate emergency also requires a focus on minimizing carbon pollution in buildings through improved building efficiency, reliance on renewable energy supply and sustainable material choices.
- Recognize that designing the Jericho Lands to prioritize active transportation modes, encourage transit use and provide housing near shops and services, plays a significant role in the reduction of carbon emissions.



Design with Climate Change in Mind

- Consider impacts of changing climate conditions on the site. Plan for future air quality events with careful design of building ventilation systems and 'clean air shelters' in community spaces, in recognition of the increased frequency and severity of forest fires expected to impact our region.
- Ensure buildings, ecosystems and landscapes, and public spaces are designed with future climate conditions in mind, including hotter, drier summers, and wetter rainy seasons.
- Facilitate low-impact approaches to water infrastructure. Embed rainwater management into the core of the site design so future increases in amount and intensity of rainfall can be handled using natural systems. Conserve potable water to recognize the future increase in demand and decrease in available drinking water in summer months. Manage and protect groundwater resources.



Sustainability & Resilience

Define a Place that is Resilient and Adaptable

- Design with flexibility, adaptability and resilience in mind. Develop a thriving and prepared neighbourhood that can respond effectively to climate shocks and stresses over the long-term.
- Design landscape, buildings and infrastructure to be reliable and able to withstand or accommodate significant events like earthquakes, overland flooding, and fire.
- Provide public amenities that support community resilience and foster equity, and that are able to serve as emergency support hubs in times of need.
- Consider ways to increase local food security through enhancing access to sustainably grown food, and to healthy and affordable food retail options both within the neighbourhood and within walking, transit or cycling distance.



Amplify Reconciliation and Long-term Prosperity

- Recognize and support the Jericho Lands as a site of reconciliation and prosperity to support the Musqueam, Squamish and Tsleil-Waututh Nations.
- Support ongoing opportunities for education, training and employment for members of the Musqueam, Squamish and Tsleil-Waututh Nations.
- Reflect the leadership role of the Musqueam, Squamish and Tsleil-Waututh as stewards of these lands and aspire to a future for ʔəy'alməxʷ / y'álməxw / Jericho that is a global precedent for reconciliation and contemporary Indigenous urbanism.

