



COUNCIL REPORT

Report Date: January 9, 2024
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Meeting Date: January 24, 2024
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TO: Standing Committee on Policy and Strategic Priorities

FROM: Acting General Manager of Planning, Urban Design and Sustainability

SUBJECT: Jericho Lands Policy Statement

Recommendations

- A. THAT Council approve the Jericho Lands Policy Statement, generally as attached in Appendix A, to guide the preparation of an Official Development Plan, future rezonings, and development of the Jericho Lands.
- B. THAT Council direct staff to prepare an Official Development Plan for the Jericho Lands for Council's consideration following a public hearing in relation to the proposed Official Development Plan.
- C. THAT Council direct staff to ensure all necessary technical studies, including substantive groundwater studies for the entire site, are provided to the City prior to processing the Phase 1 rezoning application.

Purpose and Executive Summary

The purpose of this report is to present the ʔəyalməxw/Iyálmexw/Jericho Lands Policy Statement (the "Policy Statement") for Council consideration. The Policy Statement will guide the preparation of an Official Development Plan (ODP) and, if approved by Council following a public hearing, consideration by Council of future phased rezoning applications for development of ʔəyalməxw/Iyálmexw/Jericho Lands over approximately 25 years.

This report provides Council with:

- Background on ʔəyalməxw/Iyálmexw/Jericho Lands and its significance to the MST Nations (as defined below);
- An overview of the ʔəyalməxw/Iyálmexw/Jericho Lands planning program, including public and stakeholder engagement; and,
- A summary of the topics covered in the Policy Statement, including MST Nations' cultural elements and the public benefits package.

Planning Program Initiation

Redevelopment of ʔəyálməxw/Iyálmexw/Jericho Lands is an opportunity for the MST Nations to express their deep connection to the land while bringing forward new opportunities for prosperity 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 to guide future rezoning applications and development. The planning program launched in March 2019.

Policy Context

Applicable City policies include the *UNDRIP Strategy*, *Vancouver Plan*, *Climate Emergency Action Plan*, *Transportation 2040 Plan*, *Housing Vancouver Strategy*, *Culture | Shift: Blanketing the City in Arts and Culture*, and *Rezoning Policy for Sustainable Large Developments*, among others. Some of the key recent policies and decisions that have informed the Policy Statement are briefly described below.

UNDRIP: In October 2022, City Council adopted the *United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Strategy for Vancouver*. As part of the *UNDRIP Strategy*, the City's task force identified specific calls-to-action under the four themes of the BC Declaration on the Rights of Indigenous Peoples Act (Declaration Act):

- Social, cultural, and economic well-being
- Ending Indigenous-specific racism and discrimination
- Self-determination and inherent right of self-government
- Rights and title of Indigenous Peoples

Vancouver Plan: Approved by City Council in July 2022, the *Vancouver Plan* is a long-range land use strategy to create a more livable, affordable, and sustainable city for everyone. It guides the long-term growth of the city in an intentional way, clarifying where growth and change will occur over the next 30 years. Three Foundational Principles are at the centre of the Plan: Reconciliation, Equity and Resilience.

The Plan's land use strategy identifies the area around ʔəyálməxw/Iyálmexw/Jericho Lands as a Rapid Transit Area, which will accommodate a wider range of housing options and employment uses over time. ʔəyálməxw/Iyálmexw/Jericho Lands are identified as a Major Projects Site, for which site-specific policies (such as a Policy Statement) will provide more detailed directions on growth and change.

Transport 2050 and UBCx: The proposed Millennium Line UBC SkyTrain Extension (UBCx) is identified as a key regional priority in TransLink's *Access for Everyone Plan* (previously known as *Transport 2050: 10-Year Priorities*). In spring 2022, City Council and TransLink's Mayors' Council endorsed stations within the city of Vancouver serving ʔəyálməxw/Iyálmexw/Jericho Lands and the intersections of West Broadway with Macdonald and Alma Streets.

The Province has assumed leadership of the proposed UBCx project and is currently advancing more detailed design and technical analysis as well as development of the business case and funding strategy. This technical work, expected to be complete at the end of 2024, will identify the SkyTrain alignment and station locations, including a station serving ʔəyálməxw/Iyálmexw/Jericho Lands.

Planning Process

The ʔəyálməx^w/Iyálməxw/Jericho Lands planning process launched in March 2019 and followed five phases, each providing key deliverables at distinct milestones, as follows.

- *Phase 1: Guiding Principles* – began in March 2019 with the public launch and concluded in May 2020 with the publication of the Phase 1 Engagement Summary.
- *Phase 2: Draft Guiding Principles and Emerging Ideas* – built upon the input gathered in Phase 1 and developed the draft Guiding Principles and Emerging Site Planning Ideas, which were adopted by Council in June 2021.
- *Phase 3: Conceptual Site Plan Options* – drew on the Guiding Principles and Emerging Site Planning Ideas to create two Conceptual Site Plan Options that were presented to the public for feedback in October 2021. The project was then put on pause at the Landowners' request to enable them to carry out further engagement with MST Nations' Community Members.
- *Phase 4: Revised Site Concept* – shaped by additional input from the MST Nations and work with City staff, the Landowners' Revised Site Plan Concept was presented to the public for feedback in June 2023.
- *Phase 5: Draft Policy Statement* – incorporating the results of the previous phases, the Revised Site Concept, and additional technical work the Policy Statement was drafted and published in early December 2023.

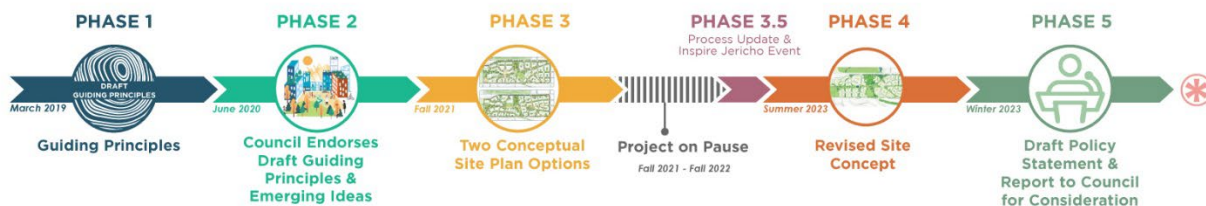


Figure 2: Jericho Lands Planning Process.

Discussion

MST 'Cultural Whorl'

The City recognizes ᑭᐃᐃᐃᐃᐃᐃᐃᐃ/Jericho Lands as an important place of Reconciliation. The MST Cultural Whorl including the seven Cultural Site Planning Elements is foundational to the planning of the site (see Figure 3 below). The MST Cultural Whorl was created from the knowledge, stories, and input shared by MST Nations' Community Members. It weaves a pattern of interconnected cultural design inspirations, cultural site planning elements, and cultural design principles that will blanket ᑭᐃᐃᐃᐃᐃᐃᐃᐃ/Jericho Lands with MST Nations' culture.

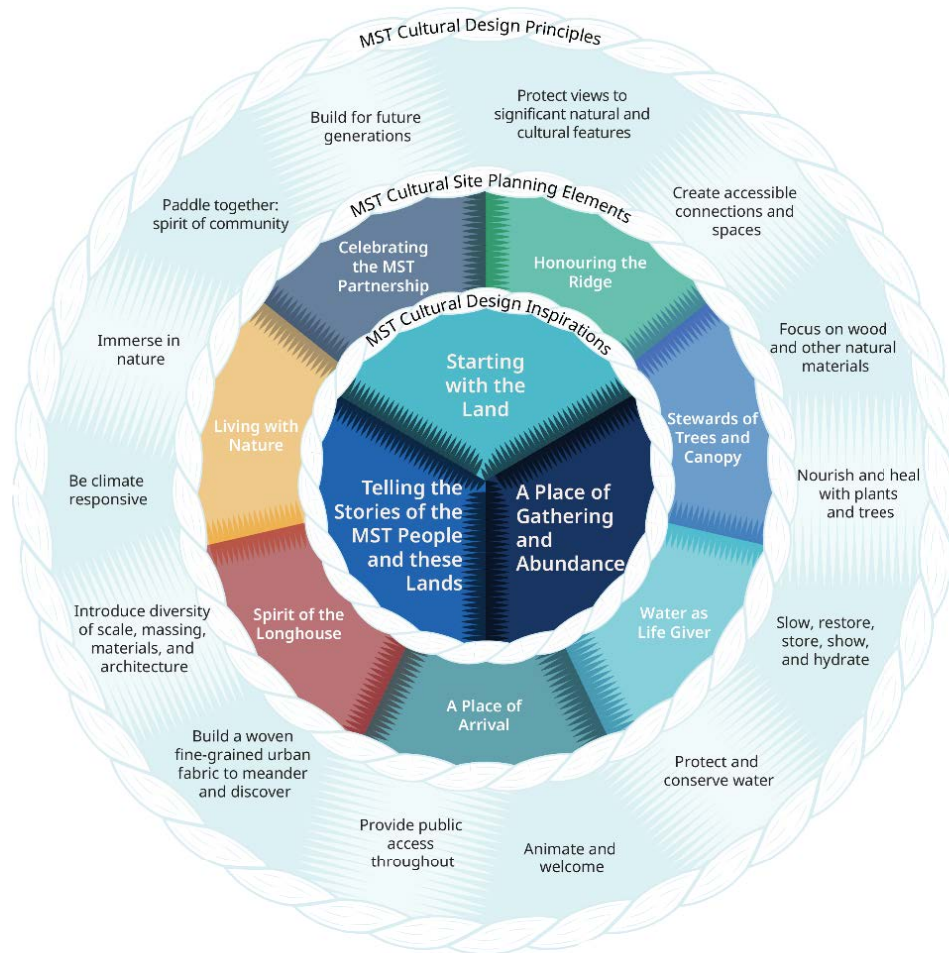


Figure 3: MST Cultural Whorl.

The ʔəyálməx^w/l'yálməx^w/Jericho Lands Plan

Blanketed with the MST Nations' culture and design, ʔəyálməxw/Iyálməxw/Jericho Lands will be a high-density, mixed-use and car-light community centred on rapid transit, which embraces its natural setting and is welcoming and inclusive to all. It will provide approximately 13,000 new homes for around 24,000 residents and employment spaces for around 3,000 new jobs, supported by an array of community amenities, including about 30 acres of new parks and open space, and a fine-grained network of walking and cycling paths.

Integrating high density housing, job space and amenities close to rapid transit will help advance the City's goals related to affordable housing, the climate emergency, and fostering a strong and diverse local economy, among others. Having daily needs within an easy walk, and access to high quality transit, will create a complete community and reduce the need for car ownership and use.

The new amenities, including a community centre, non-traditional library (“House of Learning”), childcare, parks and open space, and social and cultural spaces will complement existing amenities in West Point Grey, support a livable and inclusive community for existing and future local residents, and help advance MST Nations’ self-determination through innovative co-management models. Land will also be set aside for a new Vancouver School Board (VSB) elementary school. Affordable housing, including social housing and secured market and below-

market rental housing, will enable low- and moderate-income households to live in an amenity-rich location with good transit accessibility. The approach to built form enables a significant amount of new public parks and open space and a variety of housing types, and celebrates the MST Partnership with the three tallest “Sentinel” buildings located close to the proposed UBCx Jericho Station and the welcoming Cedar Heart Plaza adjacent to the station.



Figure 4: Illustrated Development Concept.

Plan Summary

This section provides a summary of the Policy Statement's key policy directions by topic, as well as key issues or opportunities being addressed.

Reconciliation

Working with the MST Nations requires a distinct approach and understanding of shared goals with the City. Achieving mutual respect, strong relationships and economic empowerment requires flexibility, thoughtfulness and a principled and transparent approach to decision-making.

Redevelopment of ʔəyálməxw/Iyálməxw/Jericho Lands is a generational opportunity for the MST Nations to reaffirm their relationship with the land, to honour their heritage, to rebuild their communities, and to celebrate their unique identity. It has great potential to advance several specific actions under the four themes of UNDRIP, such as: MST Nations' ownership of and self-determination in the provision of community amenities, new culturally-safe affordable housing for Indigenous peoples, opportunities to rebuild the Indigenous economy, and new spaces for MST Nations' cultural activities and celebrations.

Key policy directions:

- The City will work in new and innovative ways with the MST Nations as unique rights and title holders, within the framework of UNDRIP, in advancing the ʔəyálməxw/Iyálməxw/Jericho Lands project.
- Ensure MST Nations' culture is embedded in the detailed planning and design of the neighbourhood through application of the Cultural Design Principles.

- Ensure all people feel welcome on ʔəyálməxʷ/lýálməxw/Jericho Lands with accessible, multicultural and intergenerational public spaces that support a healthy and thriving community.
- Celebrate the history of the Ridge along the high point of the site's topography by maintaining key views from public spaces (e.g. Energy Oval) to the water and natural features that carry significance in MST Nations' culture.
- Provide the MST Nations with naming opportunities for significant buildings, new streets, and parks and public spaces.
- Foster the social, cultural and economic well-being of the MST Nations with culturally appropriate housing options, uses that support re-building the Indigenous economy, and spaces for cultural practice, gathering and celebration.

Land Use and Density

The mix of land uses and development density delivers on the aspirations of the Landowners as well as City objectives related to housing affordability, the local economy, sustainability and livability while responding to the future changing context of the surrounding neighbourhood, which is identified in the *Vancouver Plan* as a Rapid Transit Area.

The affordable housing component will significantly diversify housing choice on the west side of Vancouver, with easy access to the proposed rapid transit. In addition to social and secured rental housing, the residential tenure mix may include a component of attainable leasehold home ownership suitable for moderate income households that cannot afford home ownership in the city. The specifics of this attainable leasehold home ownership model, including partnership contributions from senior governments, will be explored during the future development plans proposed by the Landowners for ʔəyálməxʷ/lýálməxw/Jericho Lands, including the Phase 1 rezoning process.

Key policy directions:

- Create a high-density mixed-use community with a variety of housing and job space where daily needs can be reached within an easy walk or roll.
- Provide affordable housing options throughout the community, including social housing (minimum 20% of residential floor area) and secured market and below-market rental housing (minimum 10% of residential floor area).
- Develop a Tenant Relocation Plan (TRP) at the rezoning stage to support the transition of existing rental housing tenants to new housing options.
- Provide a minimum of 69,677 sq. m (750,000 sq. ft.) of commercial/job space (retail, services, office, hotel, cultural, light industrial, etc.) to meet the daily needs of residents and support a rich mix of businesses.
- Provide new amenities including a community centre, non-traditional library ("House of Learning"), social and cultural spaces, and childcare, and set aside land for a VSB elementary school, to support growth and livability.

Site Ecology, Trees, Parks and Open Space

The site is currently surrounded by a number of destination and neighbourhood parks, however the significant population increase will create needs for additional neighbourhood parks and open spaces that can accommodate a variety of activities, create and enhance habitat and biodiversity, and provide opportunities to connect to the land and MST Nations' culture.

Key policy directions:

- Create a minimum of approximately 20 acres of park space and 10 acres of public open space (e.g. plazas and linear spaces).
- Ensure parks and public open spaces are welcoming, well-connected and accessible to all, integrating MST Nations' cultural elements.
- Protect and add significant trees to ensure a mature urban forest is integrated throughout the community over time.
- Improve ecological connections between ʔəyálməxw/Iyálməxw/Jericho Lands and Jericho Beach Park, while minimizing impacts to sensitive natural areas.

Connections, Movement and Transportation

Sustainable mobility is central to the City's transportation priorities, with an emphasis on people walking, rolling, cycling and taking transit. ʔəyalməxw/lyálməxw/Jericho Lands represents a major opportunity to create a forward-thinking sustainable community that embraces active mobility and transit for daily needs. The objective is to create a community where 80% of all trips are made by these modes.

The Province has assumed leadership of the UBCx SkyTrain extension project and is advancing more detailed design and technical analysis. This technical work, expected to be completed at the end of 2024, will confirm the SkyTrain alignment and location of the Jericho Station. No funding decisions or commitments have been made to date to construct the project.

If the proposed UBCx SkyTrain and the Jericho Station are not approved and funded, or if UBCx implementation is later than the completion of Phase 1 of the ʔəyálməxw/lýálməxw/Jericho Lands development, the Policy Statement and Phasing Strategy will need to be reviewed. This would include adjusting the plan to ensure that development does not exceed the capacity of the site and surrounding movement network. Additionally, if the proposed SkyTrain alignment across the site and the Jericho Station location were to change significantly from the current Policy Statement assumptions, the Policy Statement including the site plan and phasing will need to be reviewed and adjusted.

Key policy directions:

- Create a car-light community that prioritizes safe and convenient active travel, with minimal vehicle parking.
- Establish a fine-grained network of walking and cycling connections, including high-quality greenways, well integrated with the surrounding neighbourhood.
- Create a transit-oriented community with strong connections to and integration with the proposed UBCx Jericho Station.
- Improve existing streets adjacent to the site to enhance walking and cycling connectivity and integration with the new community.
- Improve existing street intersections where necessary, as determined through detailed Transportation Assessment and Management Study (TAMS) analysis at the rezoning stage.

Built Form and Site Design

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The conceptual site plan for ʔə́yalməxw/Iýálməxw/Jericho Lands contains a variety of building forms and heights, ranging from 4 to 49 storeys. Key factors in establishing an appropriate form of development include the relationship to the surrounding neighbourhood and its expected evolution, ensuring new development is livable and neighbourly and contributes to a comfortable public realm, and the goals and aspirations of the Landowners.

Key policy directions:

- Integrate new development with the surrounding neighbourhood by centrally locating the tallest buildings with transitions down to the edges of the site.
- Building orientation, massing and design should frame and activate streets and public spaces, and create a variety of building types and forms.
- Ensure mid-rise and high-rise buildings are livable and neighbourly, contribute to pedestrian comfort, and mitigate shadow impacts on the public realm.
- Celebrate the MST Partnership through the three 49-storey Sentinel buildings.
- Integrate significant trees, vegetation, and other landscape features throughout the site.

Sustainability, One Water and Infrastructure

To avoid the worst impacts of climate change, the City has a goal of cutting carbon pollution by 50% by 2030 and being carbon neutral before 2050. For a large, phased project like ʔə́yalməxw/Iýálməxw/Jericho Lands it is expected that efforts to cut carbon emissions from buildings and transportation will similarly increase with time.

Key policy directions:

- Design a low carbon community that is adaptive to climate change.
- Ensure the development meets or exceeds City requirements for sustainable large sites.
- Embrace Indigenous design and encourage the significant use of wood/mass timber.
- Celebrate rainwater by reflecting the natural and historic movement of water across the site, integrating water sensitive design, and creating a resilient rainwater system.
- Manage groundwater to protect the aquifer, maintain flows to downstream natural environments and ecosystems, and to support groundwater recharge.
- Minimize the use of potable water for irrigation and in outdoor spaces.

As per Recommendation C, substantive groundwater studies for the entire site will be required to be provided by the Landowners prior to the Phase 1 rezoning application (including detailed studies as outlined in the Policy Statement). The detailed findings on groundwater conditions and its interactions, and subsequent analysis could significantly impact various elements of the site development. However, staff are confident that adaptable solutions will be found and will work collaboratively with the Landowners on solutions that meet the City's and any other regulatory policies and requirements for groundwater management with the objective of supporting the Landowners' development plans while also addressing any potential adverse groundwater-related impacts.

Public Benefits Package

Informed by a comprehensive needs assessment, which included an analysis of existing amenities and infrastructure in West Point Grey, a range of new and expanded community amenities and infrastructure is contemplated to support growth on ʔə́yalməxw/Iýálməxw/Jericho Lands, taking into consideration factors such as geographic location, population growth, site servicing requirements, and MST Nations' self-determined amenity priorities.

The following table summarises the recommended ʔəyálməxw/Iýálməxw/Jericho Lands public benefits package:

Service Category	Public Benefit	Approx. Amount
Affordable Housing	<ul style="list-style-type: none"> • Social Housing (20%) • Secured Market and Below-Market Rental Housing (10%) • Potential Attainable Leasehold Homeownership (TBD through rezoning) 	<ul style="list-style-type: none"> • ~2,600 homes • ~1,300 homes • TBD
Childcare	<ul style="list-style-type: none"> • Childcare Spaces (0-4 Year Olds) • Childcare Spaces (5-12 Year Olds) 	<ul style="list-style-type: none"> • 259 Spaces • 240 Spaces
Parks and Public Open Spaces	<ul style="list-style-type: none"> • Park Space • Public Open Space 	<ul style="list-style-type: none"> • 20 acres • 10 acres
Arts and Culture	<ul style="list-style-type: none"> • Cultural Spaces 	<ul style="list-style-type: none"> • 15,000 sq. ft.
Community Facilities	<ul style="list-style-type: none"> • Non-traditional Library (“House of Learning”) • Community Centre • Social Spaces 	<ul style="list-style-type: none"> • 10,000 sq. ft. • 50,000 sq. ft. • 15,000 sq. ft.
Public Safety	<ul style="list-style-type: none"> • Temporary use of space on site to accommodate temporary fire hall • Contribution towards growth component of Fire Hall #19 expansion 	<ul style="list-style-type: none"> • N/A
Transportation	<ul style="list-style-type: none"> • Street upgrades, new walking/cycling connections, transit integration, etc. 	<ul style="list-style-type: none"> • N/A
One Water	<ul style="list-style-type: none"> • Storm and potable water upgrades 	<ul style="list-style-type: none"> • N/A

While the full package of non-housing community amenities and infrastructure is expected to be fully funded and delivered by the development, achieving the desired housing affordability targets will require partnership funding from senior governments.

Other Public Benefits

Proposed UBCx SkyTrain: Through its preliminary planning work, TransLink identified that a UBCx station serving ʔəyálməxw/Iýálməxw/Jericho Lands is part of the regional base scope, but assumed a station on the edge along West 8th Avenue rather than within the site. The Province has assumed leadership of the UBCx project and is developing a business case with the City and other project partners including the MST Development Corporation, xʷməθkʷəy̍əm (Musqueam) Indian Band, Skwxwú7mesh (Squamish) Nation, and səliwətał (Tsleil-Waututh) Nation, UBC, Metro Vancouver, and TransLink. This work includes advancing the design of the project, identifying vertical and horizontal alignment options (including as they relate to ʔəyálməxw/Iýálməxw/Jericho Lands), developing cost estimates, preparing a funding strategy, and determining how to best work with the Federal Government.

Locating a Jericho Station within the site rather than along West 8th Avenue is expected to come with additional costs. However, it will also provide significant value to the UBCx project and the ʔəyálməxw/Iýálməxw/Jericho Lands development by providing a substantial laydown and construction area served by an arterial street (West 4th Avenue), improved connections to regional recreational destinations (e.g. Jericho Beach Park), better bus transit integration, and greater opportunity to focus the highest density development near the centre of the site.

While preparation of the funding strategy for UBCx is still underway, the Landowners may be expected to make cash and/or in-kind contributions such as temporary laydown and

construction areas, long-term rights-of-way for tunnel and station infrastructure as well as through station integration with adjacent development, the Transit Loop (new street connecting West 4th Avenue with the proposed Jericho UBCx station), and the potential bus terminal. The specifics of these contributions will be determined through the Province-led business case development and at the rezoning stage for station integration elements. To ensure delivery of the full package of non-housing community amenities and infrastructure needed to support growth, any cash contributions required to be made by the Landowners towards UBCx would further impact achievement of the affordable housing policy target contemplated for ʔəʔalməxʷ/Iʔálməxw/Jericho Lands. As affordable housing is the responsibility of senior governments, greater funding partnership from senior levels of government would be needed.

Vancouver School Board (VSB) Schools: Through the planning program City staff worked with VSB staff to determine potential future public school needs in the area, based on a variety of factors including the anticipated capacity at existing school facilities and estimated population growth and housing mix on ʔəʔalməxʷ/Iʔálməxw/Jericho Lands.

It is estimated that approximately 550-850 elementary school-aged students will be generated by the ʔəʔalməxʷ/Iʔálməxw/Jericho Lands development. In the short- to medium-term there is capacity for these students in nearby schools. In the long-term there is a need for a new elementary school on ʔəʔalməxʷ/Iʔálməxw/Jericho Lands, with the balance of students being accommodated in nearby schools. A new elementary school for up to 550 students is included in the site plan near the community centre, with opportunities for co-location with other community amenities and/or affordable housing.

School funding is the responsibility of the Province. The City, VSB and the Landowners will work collaboratively to coordinate delivery of the elementary school in a timeframe compatible with the provision of adjacent/co-located community amenities and housing, and the availability of funding from the Province. As surrounding school enrolment levels are monitored, advancing the construction of the elementary school (and other co-located amenities) in an earlier phase may be warranted.

Secondary school enrolment in the area will be monitored. VSB estimates that 450-700 secondary school-aged students will be generated by the ʔəʔalməxʷ/Iʔálməxw/Jericho Lands development, and that these students can be accommodated at existing school facilities in the area.

Ownership Model

The City supports the long-term retention of ʔəʔalməxʷ/Iʔálməxw/Jericho Lands by the MST Nations, which includes retaining ownership of the community amenities. The Government-to-Government relationship between the MST Nations and City will be reflected in establishing ownership and operating agreements for community amenities and will be informed by the recent Heather Lands rezoning. The specific ownership and operating model for each amenity will be determined at the rezoning stage, and will ensure long-term use and community access that is affordable, equitable and accessible, as per City policy. Amenities to be operated by the City or Park Board on a day-to-day basis will follow a co-management model with the MST Nations.

Two surveys were undertaken to collect feedback on the Revised Site Plan Concept, both using the same questions and corresponding materials:

- *ShapeYourCity Survey* - The public was asked to share their thoughts by completing a survey on ShapeYourCity. 2,638 responses were received.
- *Citywide Market Research Survey* - To assess how closely the ShapeYourCity survey feedback reflected the opinion of Vancouver's population, staff commissioned Sentis to undertake representative public opinion research. A sample of 842 Vancouver residents aged 18+ participated. Results were weighted by age, gender, region, and home ownership to reflect the city of Vancouver adult population.

The results from the ShapeYourCity survey and Citywide Market Research Survey are summarized in the table below:

Topic	ShapeYourCity Survey	Citywide Market Research Survey (completed by Sentis)
Overall response to the Jericho Lands Site Plan Concept	38% "like" or "really like" 48% "dislike" or "really dislike"	65% "like" or "really like" 9% "dislike" or "really dislike"
Parks and open spaces	53% "like" or "really like" 26% "dislike" or "really dislike"	78% "like" or "really like" 5% "dislike" or "really dislike"
Transportation and connections	54% "like" or "really like" 25% "dislike" or "really dislike"	73% "like" or "really like" 6% "dislike" or "really dislike"
Land use	49% "like" or "really like" 40% "dislike" or "really dislike"	68% "like" or "really like" 12% "dislike" or "really dislike"
Density	34% "like" or "really like" 53% "dislike" or "really dislike"	52% "like" or "really like" 14% "dislike" or "really dislike"
Building types and heights	30% "like" or "really like" 58% "dislike" or "really dislike"	49% "like" or "really like" 19% "dislike" or "really dislike"
Public amenities	49% "like" or "really like" 36% "dislike" or "really dislike"	63% "like" or "really like" 15% "dislike" or "really dislike"

Financial Implications

The needs assessment that informed the recommended public benefits package takes into consideration the city-wide network of community amenities and infrastructure, as well as those in and around ʔəyálməxw/Iyálməxw/Jericho Lands. The total cost of the package is estimated at ~\$1.3 billion.

As part of the planning process, the City commissioned a land economics consultant (Coriolis Consulting) to undertake a pro forma analysis to determine the financial viability of the ʔəyálməxw/Iyálməxw/Jericho Lands development to fund and deliver the infrastructure and public benefits package. The analysis indicated that the project could fund the full package of non-housing community amenities, including a community centre, non-traditional library ("House of Learning"), childcare, parks and open space, and social and cultural spaces, as well as the

necessary utility and public works infrastructure, estimated to cost ~\$550 million. However, delivering the full policy target of 20% of the residential floor area as social housing (~2,600 homes), estimated to cost ~\$760 million, will require strategic partnerships and contributions from senior governments. Without such contributions, it is estimated that the project could deliver around 16% social housing (~2,000 homes). Should a cash contribution be required of the Landowners towards the proposed UBCx project, this would further reduce the ability of the development to deliver social housing and therefore more contributions would be required from senior levels of government to achieve the full 20% target.

The MST Development Corporation has requested that the City consider reinvesting some DCLs generated from the ʔəyálməxw/lyálməxw/Jericho Lands development to support the public benefits package, including certain site servicing works. As a general policy, any infrastructure that is triggered solely to support the development itself cannot be funded from DCLs. However, as part of future land use planning in the wider area around the proposed UBCx SkyTrain extension, further growth in the vicinity of ʔəyálməxw/lyálməxw/Jericho Lands is anticipated. As a result, there could be justification to invest future DCLs to support certain offsite infrastructure improvements that serve the broader area. Staff will assess the feasibility of this request and report back on options and approach with the ODP and phased rezonings.

Under the co-management model proposed for the ʔəʔálməxw/Iʔálməxw/Jericho Lands development, the MST Nations will retain ownership of all of the social housing and community amenities, while the City (and its Boards) will operate some over the long-term. Any operating and maintenance costs associated with this co-management model will be addressed as part of the City's mid to long-term financial and capital planning and annual budget processes. Consistent with Council policies, all affordable housing is expected to be self-sustaining and not require operating subsidies and/or property tax exemptions from the City.

Provincial Legislation – Bill 46 Development Financing

The Province recently passed legislation to update and streamline development finance tools to help fund the costs of infrastructure and amenities to support growth. Changes include creating an Amenity Cost Charge (ACC) tool and updates to Development Cost Levies (DCLs).

For ʔəyálməxw/íyálməxw/Jericho Lands, the details and application of the new financing growth tools will be addressed in parallel with the preparation of the ODP and the review of the Phase 1 rezoning application. The approach will be consistent with city-wide work and will be informed by the financial analysis completed to prepare the public benefits package for the Policy Statement.

ODP Preparation

Funding for staff resources required to prepare the ODP has been secured from the Landowners through a cost recovery funding agreement.

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APPENDIX A
JERICO LANDS POLICY STATEMENT

(Included as a separate attachment with the report)

APPENDIX B

PUBLIC AND STAKEHOLDER ENGAGEMENT SUMMARY

Staff undertook an extensive community and stakeholder engagement process to inform the preparation of the ʔəyálməxw/Íyálməxw/Jericho Lands Policy Statement, utilizing a range of in-person and virtual tools and activities to reach a broad range of people who live, work, play and learn within the local area and beyond. During the planning process, staff had over 19,000+ engagement touchpoints (an engagement touchpoint is defined as a point of contact or interaction with a member of the public or organization). This included eight surveys, five public in-person open houses, five Inspire Jericho Talks speaker series events, eight pop-up booths, and presentations to community and stakeholder groups from the local neighbourhood and across the city and region.

This appendix provides a summary of the public engagement opportunities, feedback themes, and survey results over the course of the planning program. Links to more detailed engagement summaries for each phase are also provided. The ʔəyálməxw/Iyálməxw/Jericho Lands Policy Statement reflects the comprehensive planning analysis and community and stakeholder feedback received over the last four years.

The engagement process for the ʔə́yalməxʷ/Iyálməxw/Jericho Lands planning program had four phases:

- **Phase 1: Guiding Principles** - This was a listening and information gathering phase for community members to share what they value about the site and neighbourhood and to contribute ideas, interests and opportunities for the plan and Policy Statement.
- **Phase 2: Draft Guiding Principles and Emerging Ideas** – Incorporating the feedback gathered in Phase 1 staff developed and tested Draft Guiding Principles and Emerging Site Planning Ideas to be used to shape the site plan concepts.
- **Phase 3: Conceptual Site Plan Options** - To share and collect feedback on two conceptual site plan options: Option A ȩaq̓es / sp'ák'w'us / eagle and Option B ȩən / tahím tl'a úxwumixw-chet / weave. After a pause in the planning program, **Phase 3.5** provided the public with a project and process update, as well as the outcomes of the Landowners' engagement with MST Nations Community Members.
- **Phase 4: Revised Site Concept** - To share and collect feedback on the Landowners' Revised Site Plan Concept. Input received helped shape the preparation of the draft Policy Statement.

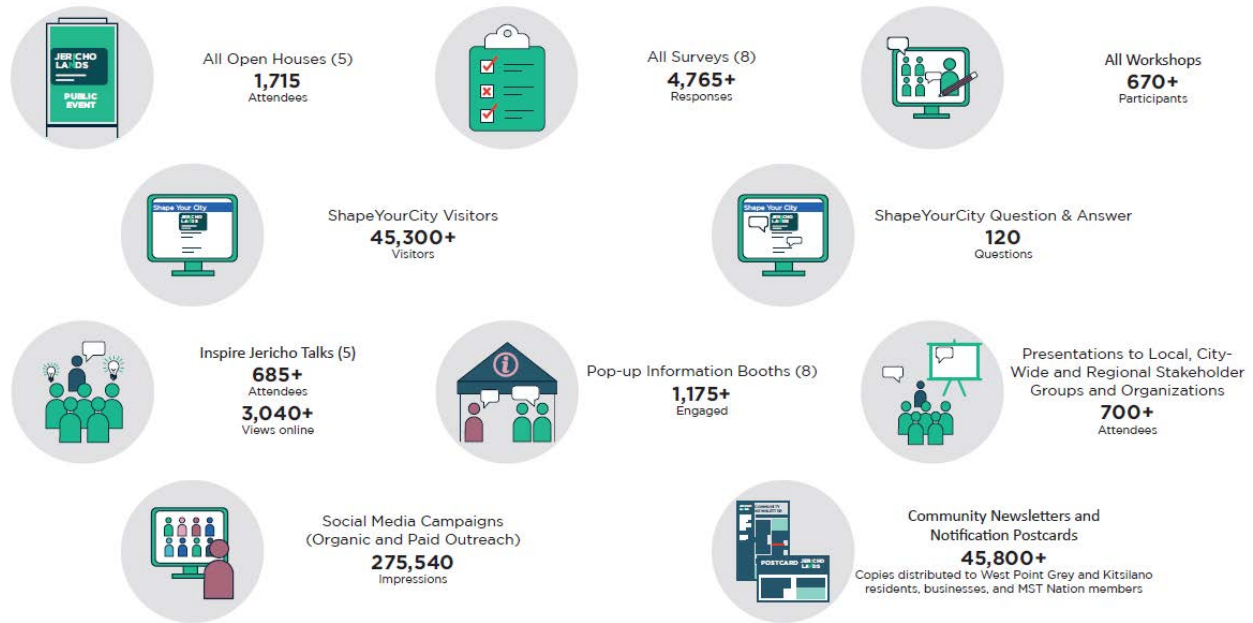


Figure 1: Summary of engagement activities and notification methods from Phases 1-4.

Overview of Engagement Opportunities and Feedback by Phase

Phase 1: Guiding Principles

Between March 2019 and May 2020 there were several online and in-person opportunities to engage in the ʔəyalməxʷ/lýálməxw/Jericho Lands planning process. There were a total of 7,840+ engagement touchpoints with members of the public. Phase 1 was a listening and information gathering phase for community members to share what they value about the site and neighbourhood and to contribute ideas, interests and opportunities for the plan and Policy Statement.

The complete Phase 1 Engagement Summary document is available [here](#).

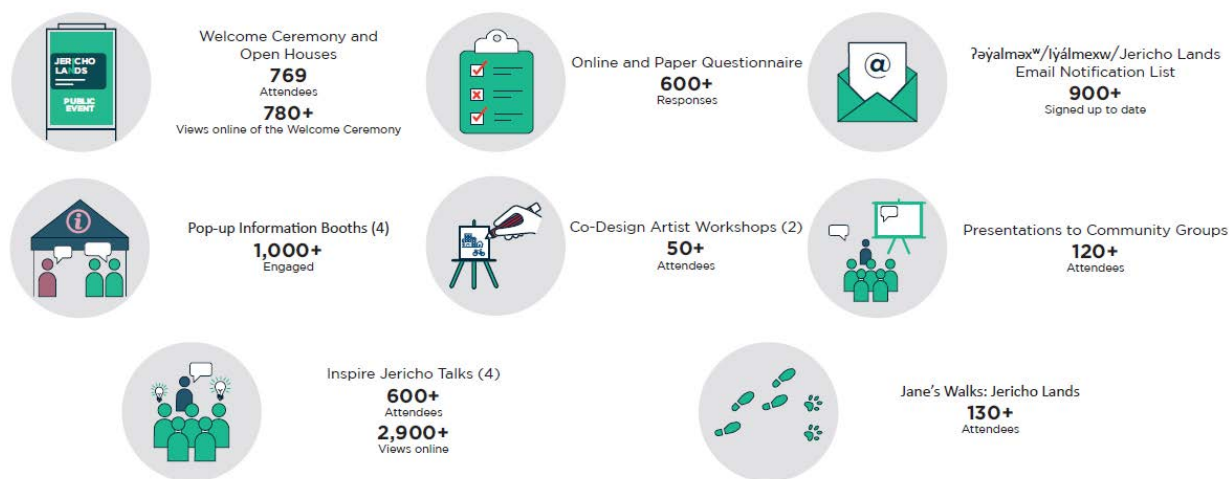


Figure 2: Summary of engagement activities and notification methods from Phase 1.

Engagement Opportunities

Welcome ceremony and open houses

On March 2 and 7, 2019, the City co-hosted a welcome ceremony and two public open houses with the Landowners. These events signified the public launch of a multi-year comprehensive planning program to create the ʔəyalməxʷ/lýálməxw/Jericho Lands Policy Statement.

Inspire Jericho Talks

Beginning in April 2019, the City co-hosted a three-part speaker series called Inspire Jericho Talks with the objective of sharing inspiration, sparking ideas, and exploring possibilities for the redevelopment of ʔəyalməxʷ/lýálməxw/Jericho Lands. At each talk the audience was given the opportunity to pose questions to the speakers, enabling a deeper dive into the topics.

Jane's Walk – ʔəyalməxʷ/lýálməxw/Jericho Lands

Over May 3-5 2019, City staff led three guided walks of ʔəyalməxʷ/lýálməxw/Jericho Lands as part of the annual Jane's Walk festival. Participants were invited to share their experiences on the site, as well as concerns and ideas they have for the future ʔəyalməxʷ/lýálməxw/Jericho Lands. While leading the walk, staff were on hand to discuss the planning process, share early feedback, and listen to participants.

Pop-up information booth

City staff hosted a series of pop-up information booths throughout the summer of 2019 at festivals in the communities surrounding ʔəyalməxw/Iyálmexw/Jericho Lands including the Point Grey Fiesta, Greek Day, Khatsahlano Street Party, and the Vancouver Folk Music Festival. At these events community members learned more about the project, discussed early feedback, and shared ideas.

Co-design artist workshops

On July 7 and October 26, 2019, City and Landowner staff assisted the Co-Design Group as they facilitated Artist Workshops with members of the local community and members of the MST Nations respectively. At both workshops participants were first asked to describe how they envision a future “day in the life” on ʔəyalməxw/Iyálmexw/Jericho Lands. This activity included participants sharing what they envision a future resident of ʔəyalməxw/Iyálmexw/Jericho Lands would be doing during each hour of a day.

Community group presentations

City staff connected with community groups interested in learning more about the process, presenting project information and hearing from these stakeholders. Presentations included information on site details and background information, Council policies, City objectives, the planning process, participant roles, and next steps. Staff were also on hand to answer questions during a Q&A period.

ʔəyalməxw/Iyálmexw/Jericho Lands Working Group

In the summer of 2019, a call for applications was made for people interested in participating in the Jericho Lands Working Group. After receiving 65 applications, a 25-member Working Group was selected. The membership comprises of people representing both local community and city-wide perspectives.

The role of the Working Group is to provide input to staff during the development and review of the 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 ʔəyalməxw/Iyálmexw/Jericho Lands.

Questionnaire

“What do you value or love about ʔəyalməxw/Iyálmexw/the Jericho Lands and the surrounding neighbourhood?”

Summary of key themes:

- A high number of respondents value the existing greenspace and open spaces that ʔəyalməxw/Iyálmexw/the Jericho Lands offer. They appreciate the mature trees and the peaceful nature of the site.
- Access to the beaches and ocean to the north, as well as nearby parks and trails are also highly valued.
- Views, in particular those experienced from the adjacent West Point Grey Park (Trimble Park), are strongly valued by the respondents.
- Some respondents value the character and scale of the neighbourhood. Others also referred to the sense of community, feeling of safety, and family-friendly nature.

“What do you think is missing today that could make the neighbourhood better?”

Summary of key themes:

- The majority of respondents believe the neighbourhood would benefit from new and improved community amenities. A new comprehensive community centre was the most desired amenity, followed by a pool, library, recreation facilities, community gardens, spaces for arts and culture, and childcare.
- A large portion of respondents highlighted a lack of affordable housing options in the neighbourhood, including senior appropriate housing, rentals, housing for families and middle-income earners, co-operatives, and students accommodation.
- Services, ranging from local independent businesses to a large grocery store were seen to be limited in the neighbourhood.
- Respondents highlighted a desire for greater connection to public transportation, including rapid transit and buses.

“Do you think there are any special locations or existing elements in ʔəyalməxw/lýálmexw/the Jericho Lands that should be maintained?”

Summary of key themes:

- The majority of respondents emphasized the importance of natural greenspaces, habitat, and open spaces that exist on ʔəyalməxw/lýálmexw/the Jericho Lands. The mature trees, public access and trails, and other greenery are highly valued on the site.
- The existing community amenities, such as the community centre, swimming pool and gym, and outdoor recreation facilities are important to many of the respondents.
- The viewpoint from West Point Grey Park (Trimble Park), looking north to Burrard Inlet, the North Shore Mountains, and downtown and beyond, is seen by many as a special location.
- The educational facilities and programs that currently operate on ʔəyalməxw/lýálmexw/the Jericho Lands, including West Point Grey Academy, Pacific Spirit School, and the Montessori school, and Pedalheads are valued by respondents.

“What kinds of community facilities are missing in the neighbourhood today? Which ones do you think are the most important for the existing and future community? Why?”

Summary of key themes:

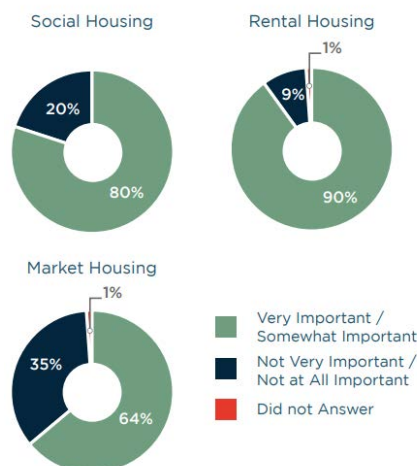
- A new community centre was seen as the most important community facility to locate on ʔəyalməxw/lýálmexw/the Jericho Lands in the future.
- Many responses expressed an interest in increasing the provision of childcare facilities in the community.
- Recreational facilities, such as a publicly accessible swimming pool, gym, and outdoor playing field are important to many of the respondents.
- Many of the respondents would like a new and/or larger library than the current facility of West 10th Avenue. Some suggested combining it with a new community centre.

“What do you think are the types of parks and open spaces most needed on ʔəyalməxw/Iyálməxw/the Jericho Lands?”

Summary of key themes:

- The majority of respondents would like some natural habitat and existing green/open spaces to be preserved. Maintenance of trees and quiet spaces for respite and reflection are considered important to many respondents.
- Many of the respondents would like to see a playground or child-specific play area provided. • A network of pedestrian and bicycle friendly pathways throughout ʔəyalməxw/Iyálməxw/the Jericho Lands, as well as enhanced.
- connections to the surrounding parks, is desired by a large portion of respondents.
- Parks and open green spaces for activities like picnicking and community gardening are seen as desirable. Similarly, the provision of outdoor recreation facilities, such as sports fields, basketball and tennis courts, and a pool were requested.

“How important is it to include the following types of housing on ʔəyalməxw/Iyálməxw/the Jericho Lands redevelopment?”

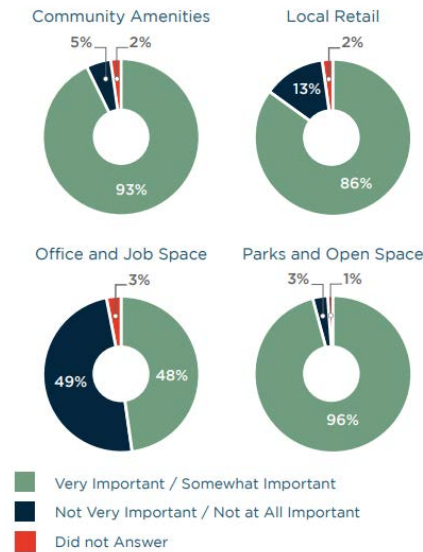


“Are there other housing types that you think should be part of ʔəyalməxw/Iyálməxw/the Jericho Lands redevelopment?”

Summary of key themes:

- A variety of housing types were suggested, however, collective forms of housing, such as co-operatives and co-housing were mentioned the most frequently.
- Many respondents underlined an existing and future need for housing for seniors. This included a variety of options, spanning from smaller units for downsizing seniors to assisted care facilities.
- Affordable forms of housing were emphasized, including rentals, housing appropriate for students, social housing, and middle-income earners.
- The importance of family friendly units (with 2 or more bedrooms) was highlighted by a number of respondents. Additionally, multi-generational housing models were seen as desirable to some respondents.

“How important are these land uses to you in a complete community?”

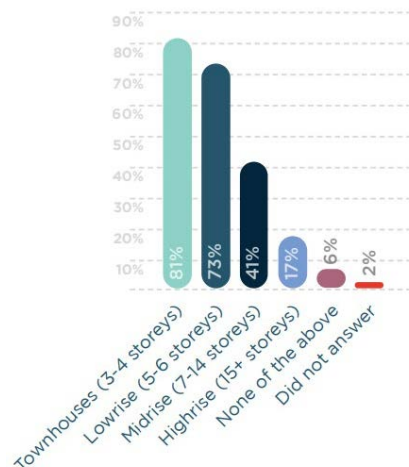


“Are there other types of land uses that should be part of ʔəʔalməxw/Iyálməxw/the Jericho Lands redevelopment?”

Summary of key themes:

- The need for natural, green, and/or open spaces, such as community gardens, parks, forest and woodland, pollinator spaces, and green infrastructure was most frequently mentioned.
- Respondents reiterated a desire for community amenities including, outdoor sports facilities, a pool, community centre, library, childcare, and ice rink.
- Arts and cultural spaces, such as a performance space, a museum, or entertainment and event spaces, were frequently suggested.
- Increased housing options were also mentioned, including options for seniors, renters, families, and students.

“What types of buildings do you want to see on ʔəʔalməxw/Iyálməxw/the Jericho Lands redevelopment?”



“Are there other building types you would like to see?”

Summary of key themes:

- A variety of lower density building forms, including single detached housing, multiplexes and townhouses were deemed desirable to many respondents. There was also an interest in some higher buildings, including mid, and high-rise forms.
- It was suggested that if higher buildings are going to be located on ʔəʔalməxʷ/lʔálməxw/the Jericho Lands, the lowest points, in the eastern and northeastern areas of the site, would make the most sense. The topography of the site, as well as existing views and greenspaces should also be considered.
- Consideration of building heights varied considerably, from 2-storeys to over 20-storeys.
- Transitions to the surrounding neighbourhood should be considered.

“What key issues around transportation - walking, cycling, transit, and driving - should be considered in redeveloping ʔəʔalməxʷ/lʔálməxw/the Jericho Lands? What transportation improvements should be considered?”

Summary of key themes:

- A large number of respondents identified a need for improvements to public transportation. Improved connections to the existing and future network were desirable.
- A connection to a future SkyTrain - on or close to the site - was widely desired by respondents. Improved connections to the existing bus network were also seen as desirable.
- Many of the respondents highlighted a need to improve active transportation infrastructure, such as the pedestrian and bicycle networks. Increased access and trails across ʔəʔalməxʷ/lʔálməxw/the Jericho Lands were frequently mentioned, as well as upgrades to the bike lanes along West 8th and West 4th Avenue and the installation of safer pedestrian crossings along West 4th Avenue.
- A high portion of respondents suggested ‘future proofing’ ʔəʔalməxʷ/lʔálməxw/the Jericho Lands by accommodating for alternative models of vehicle use, such as ride sharing, electrification, and automation. Alternatively, some respondents suggested discouraging vehicles uses by creating car-free/light areas and by reducing parking requirements, implementing traffic calming, utilizing centralized parking, or implementing pay parking.

“Are there routes or paths through ʔəʔalməxʷ/lʔálməxw/the Jericho Lands that you think could connect important destinations?”

Summary of key themes:

- Future pedestrian connections to Jericho Beach Park were deemed very important by many respondents.
- North-south connections between West 4th and West 8th Avenues are viewed as key connections.
- Pedestrian and bicycle links across ʔəʔalməxʷ/lʔálməxw/the Jericho Lands were highlighted as important.
- If a future SkyTrain station is located on or close to the site, convenient connections from the station to ʔəʔalməxʷ/lʔálməxw/the Jericho Lands and Jericho Beach Park are seen as important.

“What do you think could be key opportunities for residents in ʔəyálməxʷ/lýálməxw/the Jericho Lands redevelopment to reduce their environmental impacts, both now and in future generations?”

Summary of key themes:

- Most respondents viewed building construction methods and technologies as a means of reducing the environmental impact of redevelopment. Sustainable building methods, such as Passive Design and LEED accreditation were frequently suggested, as well as the utilization of green roof technologies, water conservation, and increased energy efficiency. Net zero and wood construction were mentioned by some respondents as ways to increase sustainable performance.
- Transportation and movement were also mentioned as an effective means of reducing environmental impacts. Improved public transportation service and accessibility, as well as prioritisation of pedestrian and bicycle movement were seen as a way to facilitate this.
- The provision of electric vehicle infrastructure, and to a lesser extent, ride sharing, was suggested, while a number of respondents suggested discouraging car usage altogether.
- The provision of green infrastructure to capture and treat rainwater on site was widely viewed as a way to reduce environmental impacts of development.

“Is there anything else you would like to share with us?”

Summary of key themes:

- The retention of some of the existing greenspaces on ʔəʎalməxw/lyálməxw/the Jericho Lands was seen as important to a number of respondents.
- Respondents emphasized the need to respect the surrounding neighbourhood and context in the design and redevelopment of the site.
- Lower forms of density, such as townhomes and low-rises, are preferred by a number of respondents. Similarly, some stated a preference for no towers and/or high-rises on the site.
- Respondents reiterated a desire for a diverse range of affordable housing options for families, seniors, students, military personnel currently residing on the Jericho Garrison, and people working in the service industry. Some respondents would like to see locally-serving housing, which includes cooperatives and rentals.

Phase 2: Draft Guiding Principles and Emerging Ideas

As a result of the COVID-19 pandemic, the ᑲᓐᓂᓄᓇᓃᓗ/Iyálmexw/Jericho Lands planning team cancelled in-person public engagement events and shifted to online engagement opportunities that complied with public health measures. Between July 2020 and April 2021, there were a range of online opportunities to engage in the planning process. There were a total of 2,890+ engagement touchpoints with members of the public. Phase 2 of the planning program was an opportunity to take the information City staff had learned in Phase 1 and develop and test a series of Draft Guiding Principles and Emerging Site Planning Ideas.

The complete Phase 2 Engagement Summary document is available [here](#).

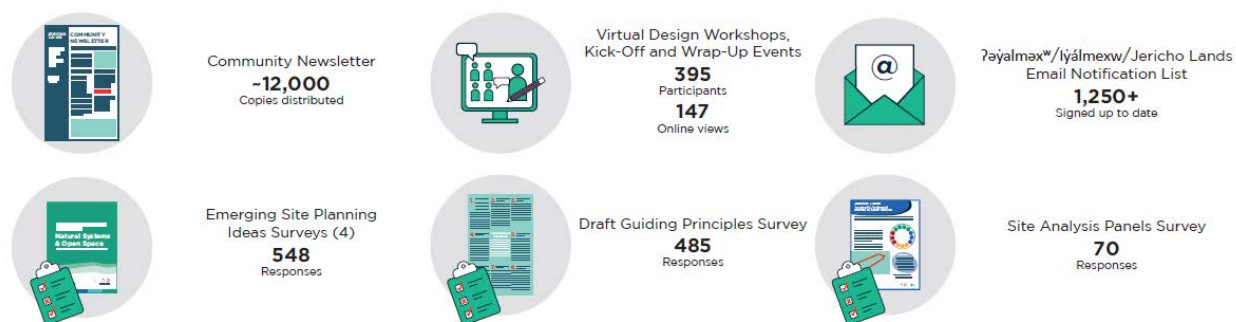


Figure 3: Summary of engagement activities and notification methods from Phase 2.

Engagement Opportunities

Site analysis panels and survey

Through 2020, the Landowners' design team worked with City staff to develop an understanding of ʔəyálməxw/lýálməxw/the Jericho Lands and its surroundings. A summary of this understanding was presented online in a series of Site Analysis Panels (previously referred to as 'topic explorations'). This analysis provided a high-level overview of ʔəyálməxw/lýálməxw/the Jericho Lands as they are today and was intended to serve as a foundation for more detailed policy development and design work to come. The panels also included a highlight of what we had heard from the community so far and information on relevant city policies. Between February 17 and March 12, 2021, City staff hosted an online survey for the public to share their feedback on the panels.

ʔəʔalməx^w/lʔʔalməx^w/Jericho Lands Working Group

During Phase 2 the Working Group met on thirteen occasions (not including site walks with City staff and the Landowners' design team). Initially, Working Group meetings were held in-person, however, due to the impacts of the COVID-19 pandemic, these meetings transitioned to a virtual platform.

Discussion guides and emerging site planning ideas

On March 29, 2021, City staff shared a series of Discussion Guides, via the Shape Your City project web page. Created in collaboration with the Landowners' design team, there were five discussion guides in total (including a primer document). Each one focused on a specific topic area and identified a series of Emerging Site Planning Ideas relating to that topic. The Discussion Guides were focused on the following themes: natural systems and open space, connections and mobility, inclusive neighbourhood, sustainability and resilience.

Between March 29 and April 25, 2021, we asked for public feedback on the Emerging Ideas through four separate online surveys. Each survey focused on the Emerging Site Planning Ideas relating to one of the four topic areas.

Virtual design workshop

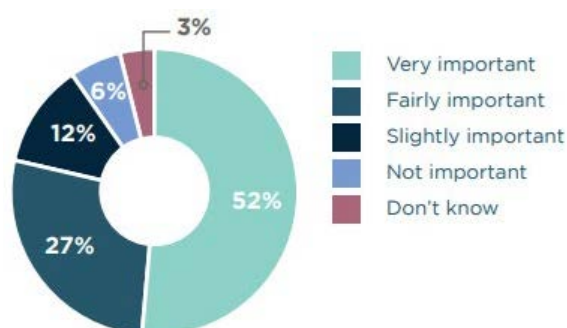
Between April 10 and April 19, 2021, City staff co-hosted a series of eight themed Virtual Design Workshops with the Landowners and their design team. The workshops were an opportunity to discuss and refine the Emerging Site Planning Ideas outlined in the Discussion Guides. They

were organised around the four Discussion Guide topic areas and an afternoon and an evening session was offered for each theme.

The Virtual Design Workshops were an opportunity for participants to learn about the Emerging Site Planning Ideas outlined in the Discussion Guides, discuss with other attendees, and share thoughts and ideas with City staff and the Landowners' design team.

Draft Guiding Principles Survey

“Reflect and respect the past, present and future legacies of the Musqueam, Squamish and Tsleil-Waututh - How important is this draft Guiding Principle for the future of ʔəyálməxw/lyálməxw/the Jericho Lands?”

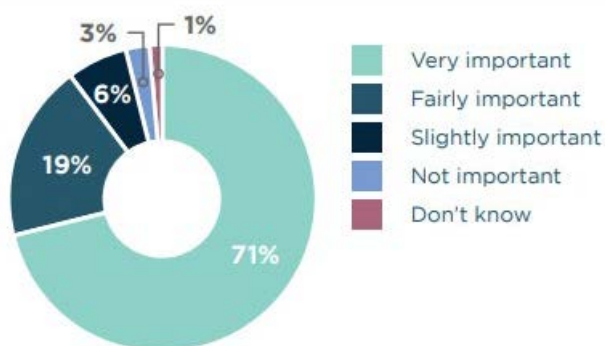


“Why is that? Would you change anything?”

Summary of key themes:

- Overwhelming support to centre and embed Musqueam, Squamish, and Tsleil-Waututh Nations' voices and values in this project.
- A desire to ensure this space is inclusive for all.
- Asking for more clarity and detail on how this Draft Guiding Principle will impact the project.
- Support for nature being central to the project.

“Respecting the Land - How important is this draft Guiding Principle for the future of ʔəyálməxw/lyálməxw/the Jericho Lands?”



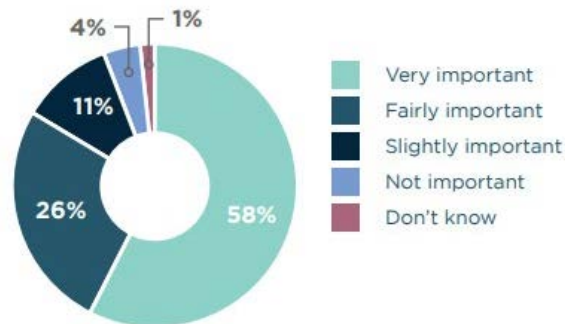
“Why is that? Would you change anything?”

Summary of key themes:

- A strong sense that the long-term health of the environment is of key importance.

- Strong support for respecting the land and MST Nations.
- Many think climate change realities needs to be reflected.
- A desire to strive for new best practices and setting an example (locally and globally).

“Welcome to All- How important is this draft Guiding Principle for the future of ʔəyalməxʷ/lýálməxw/the Jericho Lands?”

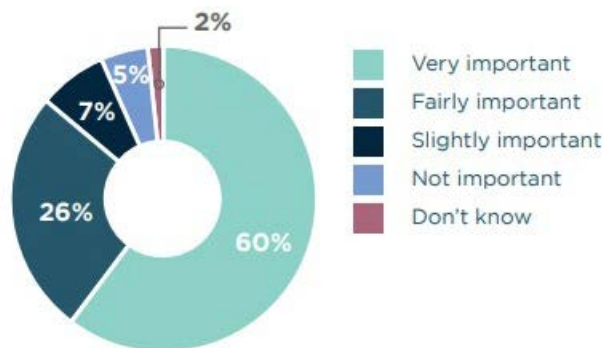


“Why is that? Would you change anything?”

Summary of key themes:

- A very strong sense that inclusivity builds community.
- Strong emphasis on the importance of Reconciliation, and that this should be MST lead.
- A desire to see that our future reflects our diversity.
- Add affordability

“Cohesive Community - How important is this draft Guiding Principle for the future of ʔəyalməxʷ/lýálməxw/the Jericho Lands?”

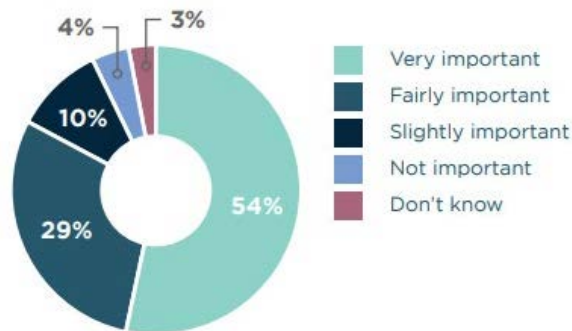


“Why is that? Would you change anything?”

Summary of key themes:

- That the West Point Grey Academy be included and expanded for broader use, along with sport facilities.
- A desire for ʔəyalməxʷ/lýálməxw/the Jericho Lands to recognize and integrate with the existing community.
- A desire to ʔəyalməxʷ/lýálməxw/the Jericho Lands develop to be transit oriented and car-free.
- Not an important Draft Guiding Principle or not in support of this principle.

“Connect Within and Beyond - How important is this draft Guiding Principle for the future of ʔəyalməxw/lýálməxw/the Jericho Lands?”

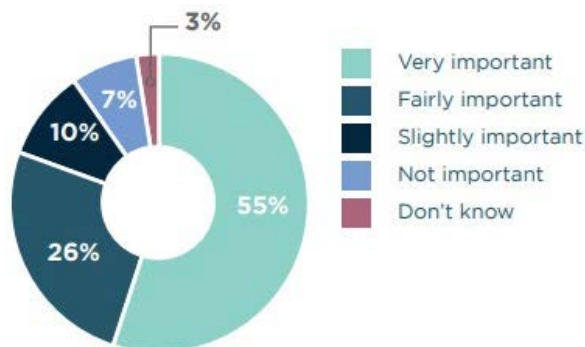


“Why is that? Would you change anything?”

Summary of key themes:

- A great deal of support for transit.
- Strong support for walking and biking (though separated).
- Emphasis interconnected, both within and to other communities.
- Ensuring accessibility for people with disabilities, families and seniors.

“A Place to Call Home - How important is this draft Guiding Principle for the future of ʔəyalməxw/lýálməxw/the Jericho Lands?”

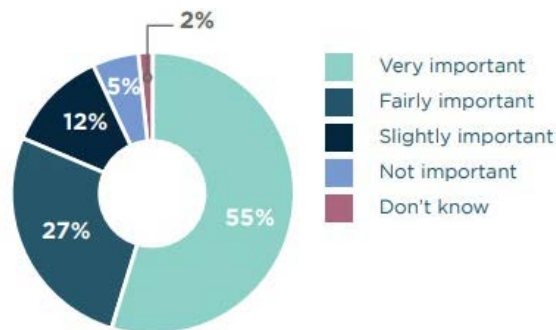


“Why is that? Would you change anything?”

Summary of key themes:

- Largely a strong desire for diverse and inclusive housing.
- A strong desire for affordable housing.
- Some mention of no high rise.
- Some sense that this is not important, and to let the free market decide housing fate.

“Design for the Future - How important is this draft Guiding Principle for the future of ʔəyalməxw/lyálməxw/the Jericho Lands?”

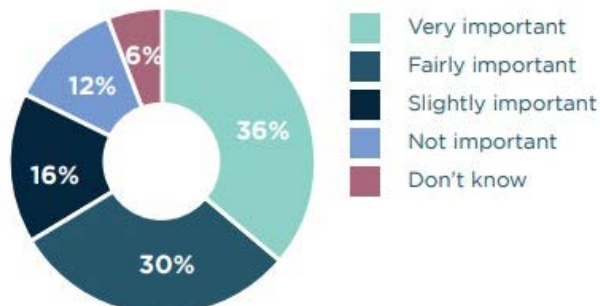


“Why is that? Would you change anything?”

Summary of key themes:

- A strong asking for more clarity and details on what this would look like.
- Many sense that this is less important and captured in other Draft Guiding Principles.
- A sense of distrust on the ability to follow through on this Draft Guiding Principle.
- A desire for passive and carbon neutral buildings and transportation.

“A Unique Community - How important is this draft Guiding Principle for the future of ʔəyalməxw/lyálməxw/the Jericho Lands?”



“Why is that? Would you change anything?”

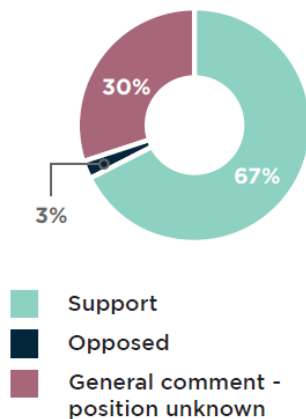
Summary of key themes:

- A strong sense that this Draft Guiding Principle is too aspiration and will not be fulfilled.
- A strong asking for more clarity and details on what this would look like.
- Many sense that this can be woven into other Draft Guiding Principle.
- This is less important than other Draft Guiding Principle.

Emerging Site Planning Ideas Survey

Natural Systems and Open Spaces:

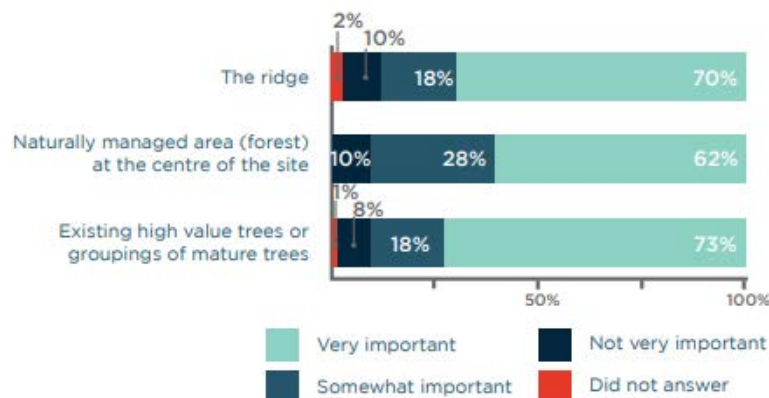
“What do you think of the Emerging Ideas proposed for Natural Systems and Open Space? Are there any you especially like or don’t like? Why?”



Summary of key themes:

- A desire to enhance ecological and recreational connections to adjacent ecological areas and parks. In particular, connections to Jericho Beach Park were seen as important.
- Provide network of green and pedestrian focused connections across the site.
- Enhance and/or protect existing ecology and green spaces on the site. Retain mature trees and look to naturalise spaces where possible.
- Like the idea of capturing, cleaning, and reusing rainwater on the site. Interest in including water system(s) in the open space network, as well as celebrating historical water flows.

“In your opinion, what the most important natural features on the site that should be retained and enhanced?”



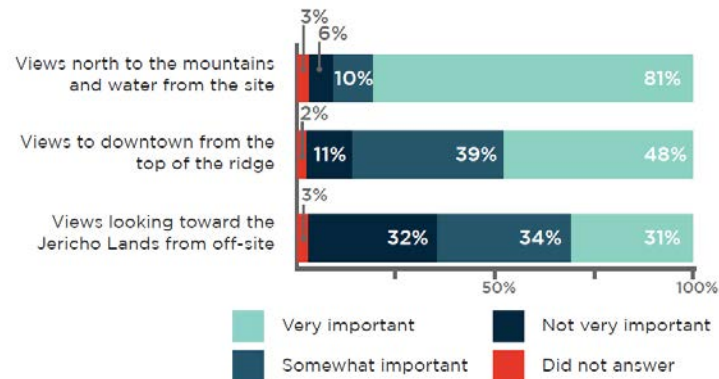
“Are there other natural features you would like us to consider?”

Summary of key themes:

- Historical and contemporary movement of water across the site.
- Views of natural features (mountains and water) from the site.

- Maintain some of the existing green open spaces.
- Open space connections to Jericho Beach Park.

“Which public views do you think are the most important to consider?”

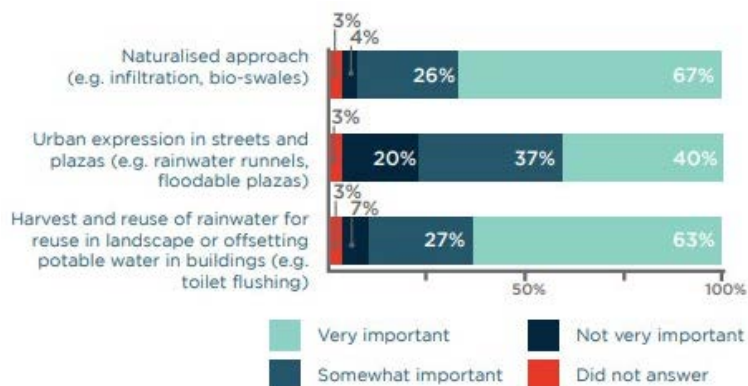


“Are there other public views you would like us to consider?”

Summary of key themes:

- Along West 8th Avenue and the southern edge of the site.
- From Trimble Park looking toward the north and east.
- Towards the mountains to the north from non-specific location.
- View protection should not be prioritized.

“Are there ways to manage and celebrate rainwater that you think are relevant to this site?”

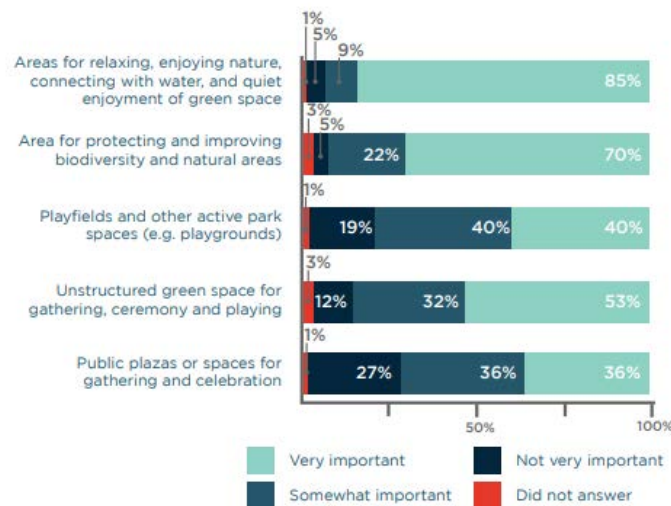


“Are there other ideas you would like us to consider?”

Summary of key themes:

- Re-establish historical stream(s) that once crossed the site.
- Use a naturalised approach to green infrastructure and water management.
- Protect and/or enhance water flows north to Jericho Beach Park and the wetlands.
- Provide opportunities for water retention, such as ponds.

“One of the Emerging Ideas is to create a network of parks and open spaces designed to both protect and enhance natural areas, and provide space for passive and active outdoor uses. Which types of parks and open spaces are important to you?”



“Are there other types of parks and open spaces you would like us to consider?”

Summary of key themes:

- Some respondents highlighted the proximity of existing parks and open spaces, and consequential, a limited need for such spaces on the site. Conversely, a small number of respondents expressed concern about increased pressure on Jericho Beach Park (and surrounding parks and open spaces) due to potential population increases.
- Child-friendly spaces with opportunities for structured and unstructured play.
- Naturalised spaces and corridors to promote ecological diversity.
- Places for sporting and recreational activities.

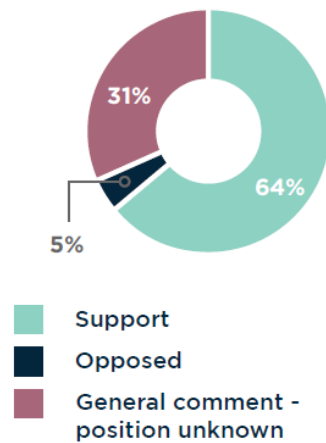
“Are there any other site planning ideas related to Natural Systems and Open Space that you would like us to consider?”

Summary of key themes:

- Naturalised parks and open space providing opportunities for ecological diversity and pollinator corridors.
- Tree canopy for shading.
- Views to the stars and night sky (reduce light pollution).

Connections and Mobility:

“What do you think of the Emerging Ideas proposed for Connections and Mobility? Are there any you especially like or don’t like? Why?”



Summary of key themes:

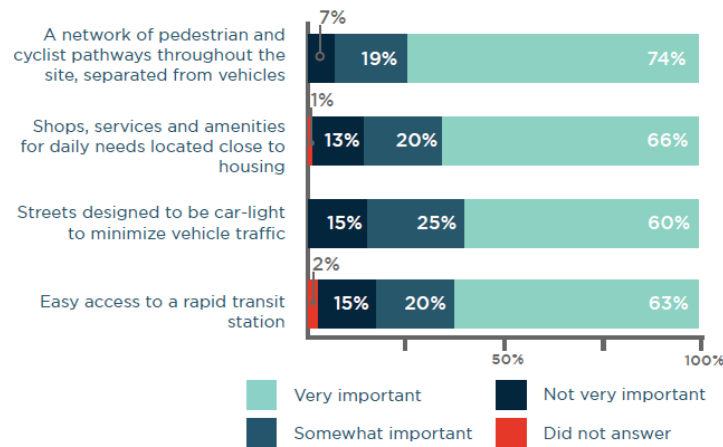
- General comments in support of active forms of movement on the future site, including walking, rolling and cycling. Some respondents highlighted the need to overcome grade changes across the site.
- Create a car-light community. Comments outlined variety of ways to achieve this including reduced parking requirements (for residents and visitors), limited on-street parking, and district parking, as well as limiting through traffic.
- Any car-light community needs to consider access for seniors, people with limited mobility, as well as servicing. Provisions should be provided for pick-up and drop-off. A number of the car-light comments also highlighted a need for good transit options.
- The site should be well serviced by transit. A SkyTrain station (on or close to the site) seen as important by supporting respondents.

“It is a design goal to make ʔəyálməxw/Iyálməxw/the Jericho Lands inclusive and welcoming to all. What ideas do you have that would help us achieve that goal from the perspective of connections and mobility?”

Summary of key themes:

- Improve bike and pedestrian infrastructure/network connecting, and adjacent, to the site. This includes routes along W 4th Avenue, Highbury Street, and W 8th avenue.
- Provide pedestrian and bicycle prioritized connections throughout and across the site.
- Enhance connections to the surrounding neighbourhood and integrate the site with the existing community (and amenities).
- Enhanced connections to regionally and locally serving transit systems.

“What do you think are the most important Emerging Ideas for mobility and access on ʔəyálməxw/lýálməxw/the Jericho Lands site?”

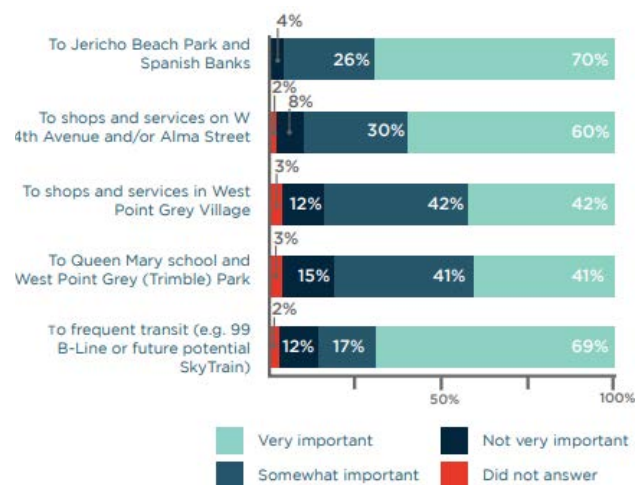


“Are there other ideas you would like us to consider?”

Summary of key themes:

- Provide connections to existing and/or future transit routes (SkyTrain or otherwise) that are located off-site. For example, bus routes along W 4th Avenue or transit on Broadway and W 10th Avenue.
- Enhance pedestrian connections to the surrounding community and existing retail hubs in the neighbourhood, including West Point Grey Village, Jericho Village, and Broadway and W 10th Avenue.
- Restrict vehicle access to the site and provide parking at the edges.
- Improve bicycle infrastructure on, and adjacent to, the site and enhance connections to the broader bike network.

What are the most important connections to, through, or from ʔəyálməxw/lýálməxw/the Jericho Lands to the surrounding neighbourhood?

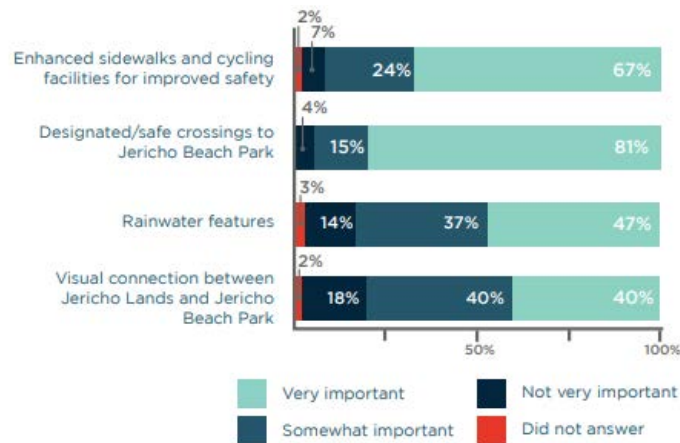


“Are there other connections you would like us to consider?”

Summary of key themes:

- Connections to existing community amenities north of the site, such as Brock House, Aberthau, Jericho Sailing Centre, Jericho Arts Centre, Jericho Hostel, and Hastings Mill Park.
- Community shuttle connecting to broader community, local destinations (e.g. Spanish Banks) and the regional transit network (e.g. SkyTrain).
- UBC.
- Enhanced transit services along W 4th Avenue.

“What ideas do you have to re-imagine West 4th Avenue?”



“Are there other ideas you would like us to consider?”

Summary of key themes:

- Improve safety of the pedestrian realm by widening of sidewalks.
- Enhance pedestrian and bicycle connections across W 4th Avenue, such as an elevated land bridge.
- Separate bike lanes to improve cyclist safety.
- Improve transit infrastructure.

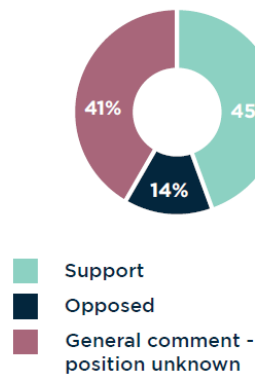
“Are there any other site planning ideas related to Connections and Mobility that you would like us to consider? If so, what are they?”

Summary of key themes:

- Design site to be universally accessible for all ages and abilities. Include designing opportunities to overcome the slope on the site, places for rest, and weather proofing.
- A site specific and/or locally servicing shuttle bus.
- Consider connections to local retail, services and amenities.
- Connect to broader bike network.

Inclusive Neighbourhood:

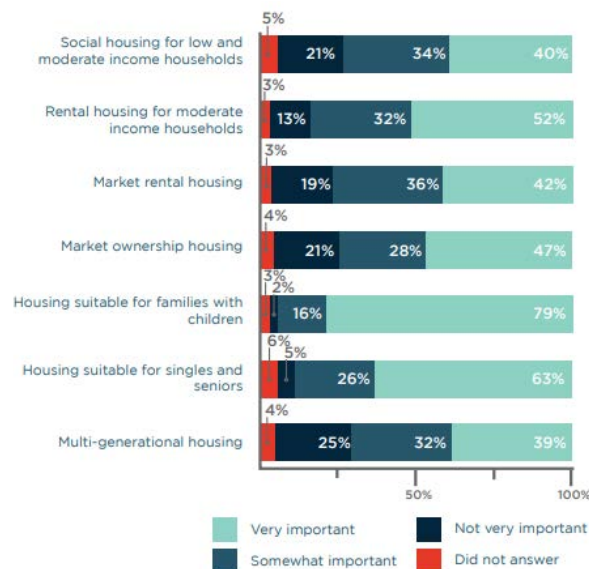
“What do you think of the Emerging Ideas proposed for Inclusive Neighbourhood? Are there any you especially like or don’t like? Why?”



Summary of key themes:

- Housing diversity and affordability was highly supported. Some respondents were concerned that not enough affordable options will be provided. Family-friendly housing desirable.
- A desire for new community amenities, including community centre, school(s), day cares, library, and other community spaces, that support both the future and existing neighbourhood residents.
- Concern about potential height and density.
- A need for future development to consider commercial areas close to the site. Any new commercial should be complimentary to existing businesses in the area, especially West Point Grey village, West 4th Avenue and Alma, and Broadway and Alma.

“What housing types are needed to ensure that Jericho is an inclusive neighbourhood?”

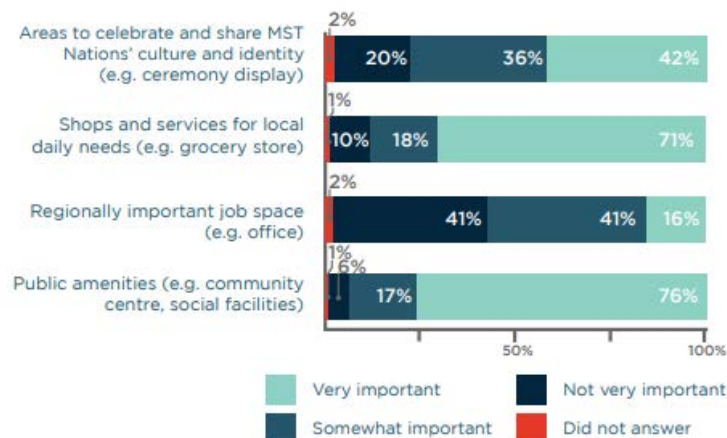


“Are there other housing diversity ideas you would like us to consider?”

Summary of key themes:

- Co-operating and/or co-housing.
- Moderate income housing for local service providers, teachers, fire fighters, police.
- Family oriented housing.
- Senior-friendly options providing opportunities to age in place.

“One of the Emerging Ideas is to create a destination for culture, jobs, and shopping. Which types of activities are important to create a vibrant and complete new neighbourhood?”

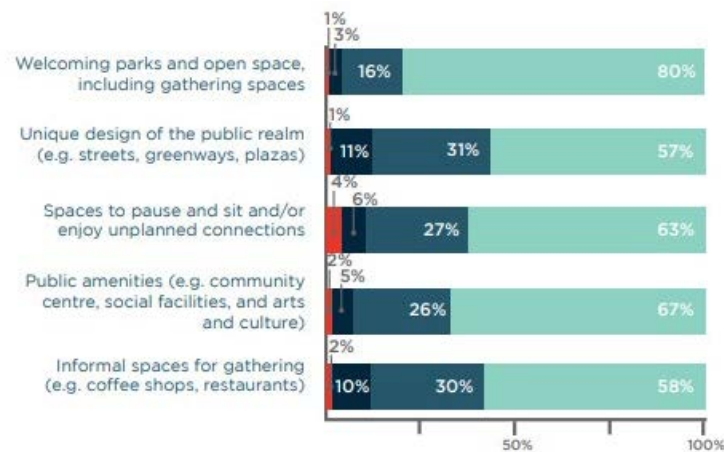


“Are there other ideas to create a unique destination that you would like us to consider?”

Summary of key themes:

- A variety of educational options, including a future site for West Point Grey Academy, public schools, and childcare.
- Recreational amenities servicing the local and city-wide community, these included a community centre, swimming pool, gym/fitness centre, playfields, playgrounds, and other recreation facilities.
- A network of parks and open spaces.
- An Indigenous cultural and learning centre.

“Neighbourhood spaces are important to create a unique neighbourhood identity, and to foster health and well-being. In your opinion, which are the most important types of neighbourhood spaces for us to consider?”



“Are there other ideas you would like us to consider?”

Summary of key themes:

- Additional community amenities, especially those that are complimentary to existing facilities and programs in the neighbourhood.
- Fine grain, local serving retail and services, which are complimentary to existing shops and services at West Point Grey Village, W 4th Avenue and Alma, and Broadway and Alma
- Retention of existing community amenities and services that exist on the site.
- COVID safe outdoor public gathering spaces.

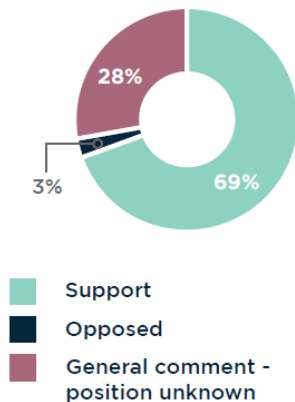
“Are there any other site planning ideas related to Inclusive Neighbourhoods that you’d like us to consider? If so, what are they?”

Summary of key themes:

- Provision of community amenities and programs, including new and existing schools, a community centre, childcare, youth focused programs, and arts and cultural spaces.
- Increased housing options through higher density and missing middle forms. Provide options oriented towards, families, moderate income earners and seniors.
- Green open spaces.
- Provide for food production opportunities (e.g. community garden).
- Integrate ʔəyalməxʷ/Iyálmexw/the Jericho Lands with surrounding neighbourhood and provide integrated and enhanced community connections.

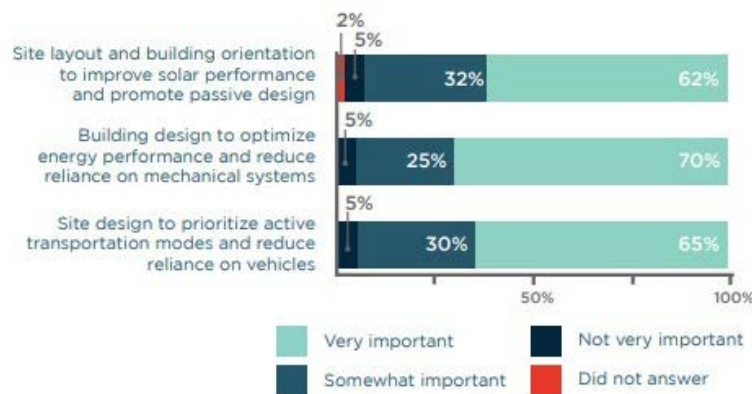
Sustainability and Resilience:

**“What do you think about the Emerging Ideas related to Sustainability and Resilience?
Are there any you especially like or don’t like? Why?”**

**Summary of key themes:**

- Sustainable building design practices and materials (e.g. passive design, net zero, low carbon material, such as using timber and restricting concrete use) seen as important for any future development.
- A desire for the electrification of transportation and need for supporting infrastructure.
- Explore opportunities for energy production at a variety of scales (e.g. solar, wind, waste energy, and geothermal).
- Mixed-use neighbourhood with local-serving services and amenities important to support local area.

“What do you think are the most important ideas to consider in planning for a low carbon neighbourhood?”



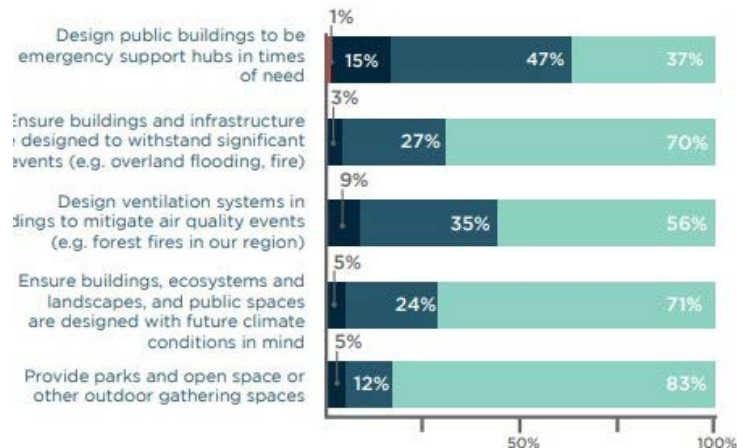
“Are there other natural features you would like us to consider?”

Summary of key themes:

- Electrification of transportation, both public and private, and the provision of supporting infrastructure.
- Preservation of green spaces, mature trees, and/or vegetation, in order to enable carbon sequestration.

- Use of green infrastructure, such as green roof technology and reuse of grey water use, to provide cooling and reduce water demands.
- Provision of on-site food systems and food security to reduce needs for transportation.

“How can ʔəyálməxw/lýálməxw/the Jericho Lands be designed to be resilient and adaptable in response to climate change?”



“Are there other natural features you would like us to consider?”

Summary of key themes:

- In light of the impacts of COVID-19, respondents highlighted a need for good quality, outdoor public spaces and places to gather. Covered outdoor spaces to facilitate year round activities were suggested.
- Create meeting/gathering spaces for community members to develop social connections and cohesion.
- Future proof neighbourhood by providing flexibility in future design decisions.
- Design neighbourhood to make it easier to live a low carbon lifestyle by default.

“Are there any other site planning ideas related to Sustainability and Resilience that you’d like us to consider? If so, what are they?”

Summary of key themes:

- Preserve, re-establish, and/or imitate natural systems on the site, by re-establishing historic streams, using green roofs and green infrastructure, or creating ecologically diverse green/park spaces.
- Utilise sustainable building materials and reduce dependence on materials such as concrete.
- Provide opportunities for food security (community gardens).
- Creating opportunities for indigenous learning and sharing, especially surrounding stewardship of land.

Phase 3: Conceptual Site Plan Options

Between October and December 2021, there were a total of 3,140+ engagement touchpoints with members of the public. Phase 3 of the planning program was an opportunity to share and collect feedback on two conceptual site plan options: Option A ʔəqəʔ / sp’ákw’us / eagle and

Option B Łən / tahím tl'a úxwumixw-chet / weave. Specifically, feedback was sought on different approaches to parks and open space, mobility, block structure, land use, and building massing.

The complete Phase 3 Engagement Summary document is available [here](#).

After a pause in the planning program requested by the Landowners, **Phase 3.5** provided the public with a project and process update, as well as shared the outcomes of the Landowners' engagement with MST Nations Community Members.

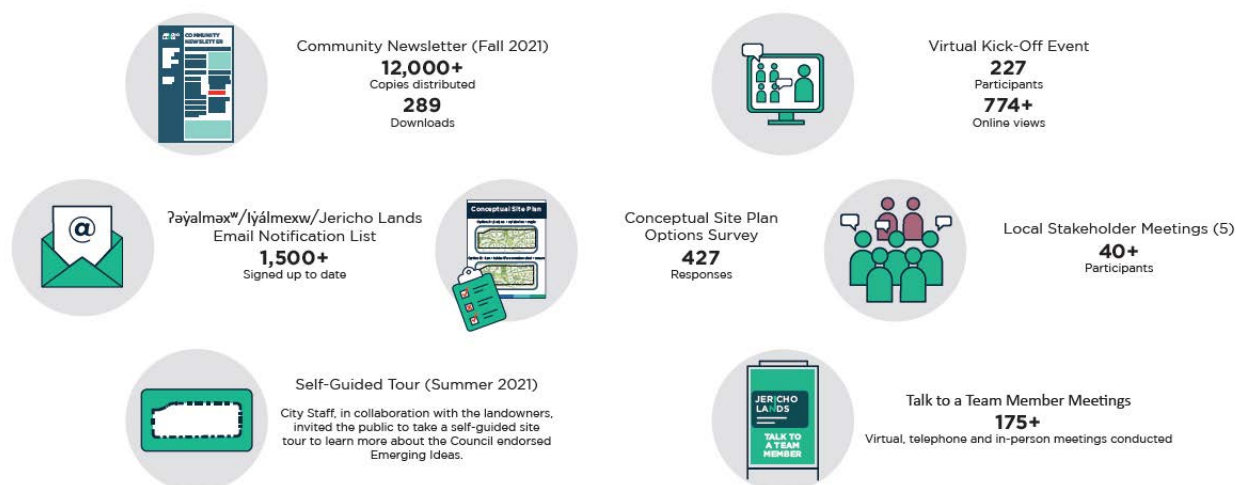


Figure 4: Summary of engagement activities and notification methods from Phase 3.

Engagement Opportunities

Self-guided tour

The City project team, in collaboration with the Landowners, invited the public to take a self-guided tour of ʔəyálməxw/Iyálməxw/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 ʔəyálməxw/Iyálməxw/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 highlighted three distinct Emerging Ideas, for a total of 24 Emerging Ideas across the eight different locations.

Virtual Phase 3 kick-off event

On October 18, 2021, City staff co-hosted the Phase 3 Kick-Off event with the Landowners. 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.

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.

Community and local stakeholder meetings

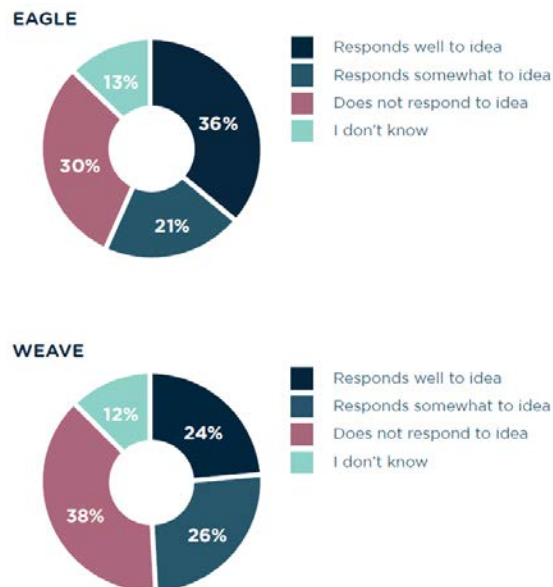
During Phase 3 of the planning process, City staff met with and presented to a number of community and local stakeholder groups. These stakeholder groups represented specific interests in the surrounding neighbourhood and adjacent to the site, such as local strata councils and residents' associations.

?ə'yálməx^w/l'yálmexw/Jericho Lands Working Group

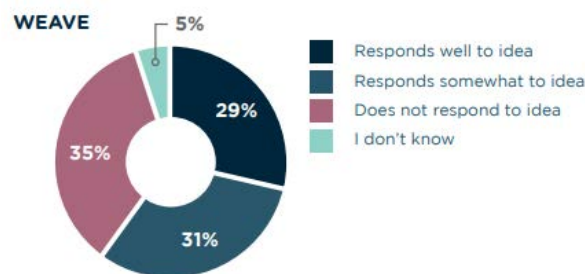
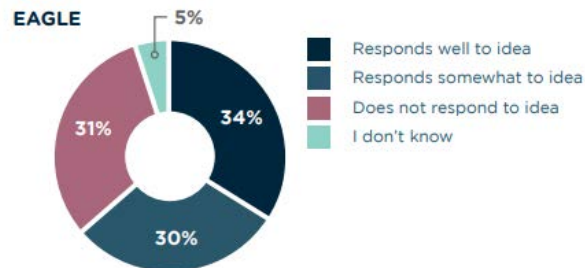
During Phase 3 the Working Group met on five occasions. A Working Group meeting was also held prior to Phase 3.5 for City staff to provide a project and process update.

Conceptual Site Plan Options Survey

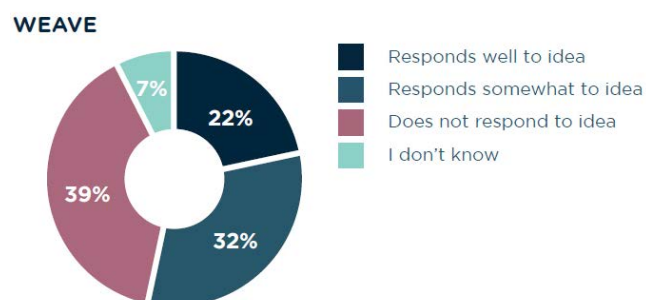
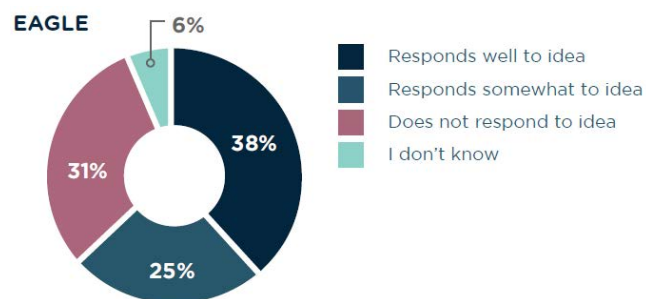
“Embedding Indigenous Values & Knowledge: Both concepts incorporate cultural design elements put forward through consultation with the Musqueam, Squamish and Tsleil-Waututh Nations members. Elements include: honouring the ridge, water as life giver, stewards of trees and canopy, living with nature, a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



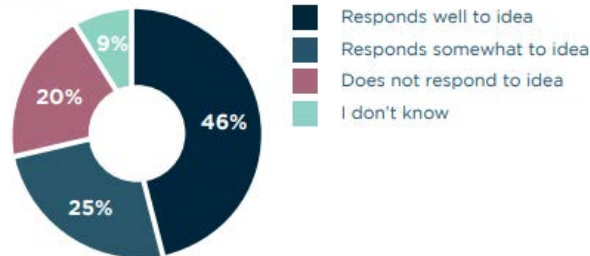
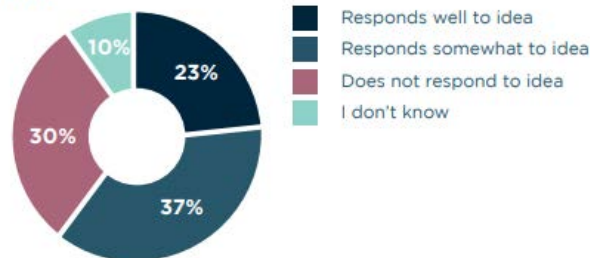
“Enhance Biodiversity and Ecological Connections: Both concepts retain existing trees including the retention and enhancement of an existing natural area and provide improved ecological connectivity to Jericho Beach Park. The Weave retains a greater amount of the natural area and more existing trees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



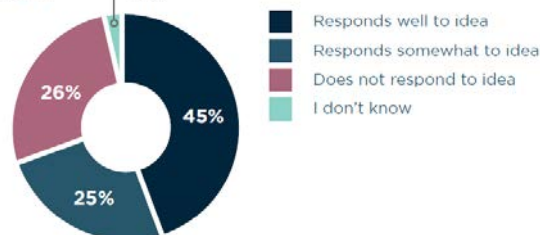
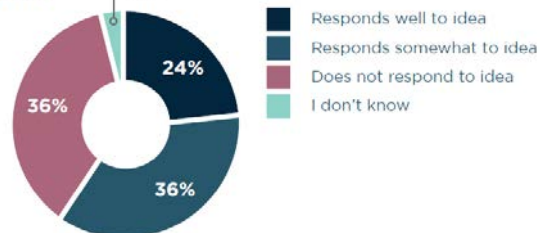
“Recognize the Ridge: Both concepts recognize the ridge through the placement of parks and open space along the ridge, through the protection of existing trees, and placement of buildings.”



“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.”

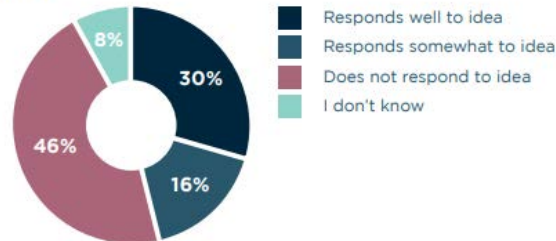
EAGLE**WEAVE**

“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.”

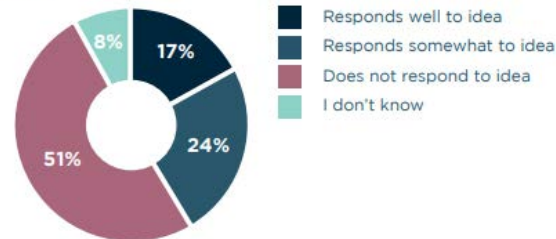
EAGLE**WEAVE**

“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 ʔə́yálməxw/lyálməxw/the Jericho Lands within the city”

EAGLE

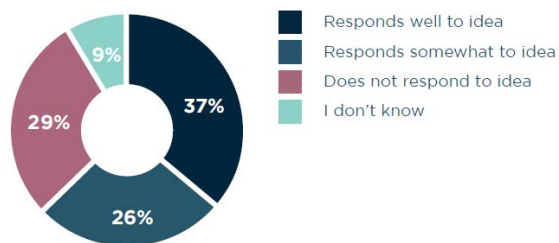


WEAVE

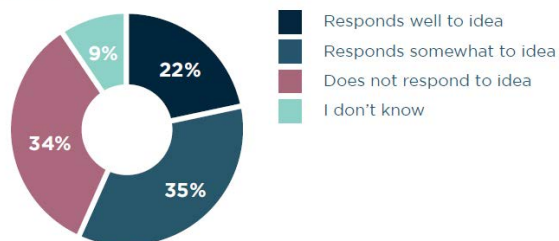


“Design to be Welcoming and Inclusive: Both concepts include entrances to invite people into the site. For each concept, the key entrances are illustrated on the mobility network diagrams. These entrances provide opportunities to express Musqueam, Squamish and Tsleil-Waututh cultures.”

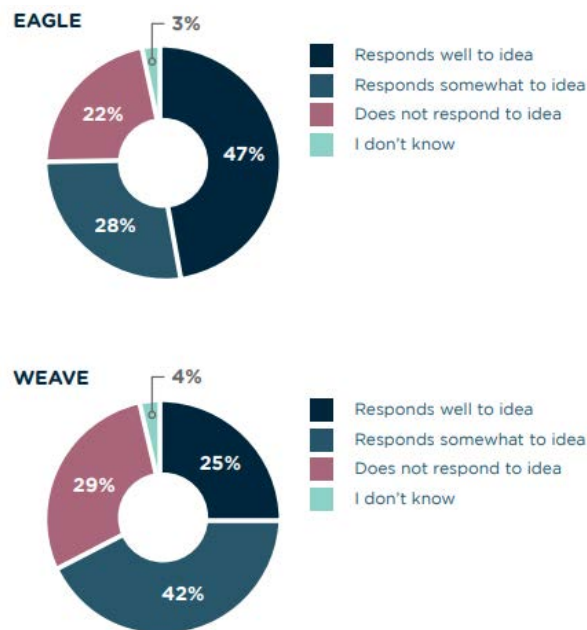
EAGLE



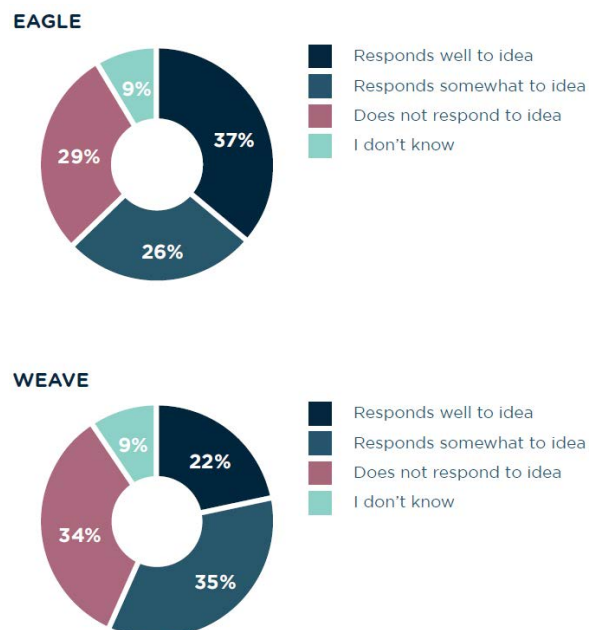
WEAVE



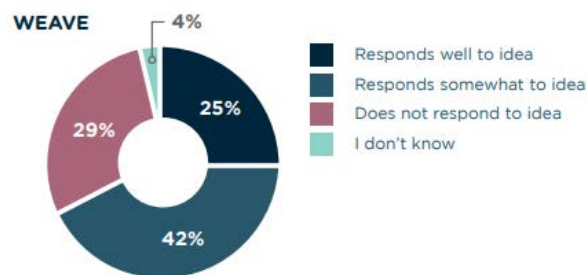
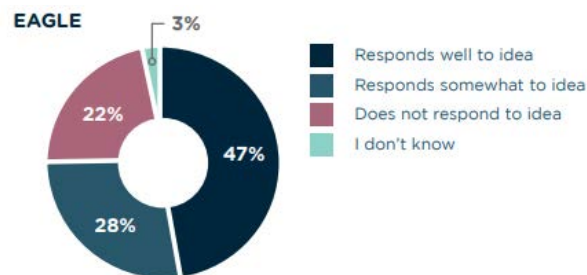
“Prioritize Walking, Rolling and Cycling: Both concepts provide accessible routes to link the high and low points on the site. The Eagle proposes a diagonal connection uninterrupted by vehicles across the site. The Weave proposes a pedestrian and cycling central spine framed by lower scale amenity buildings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



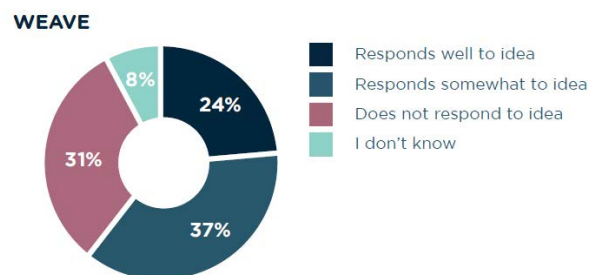
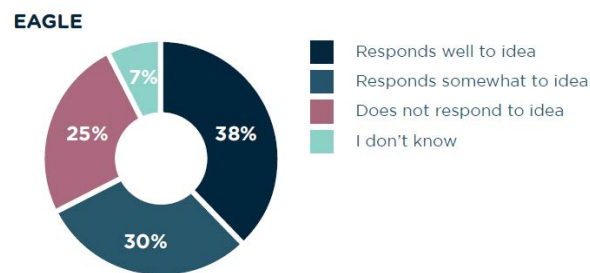
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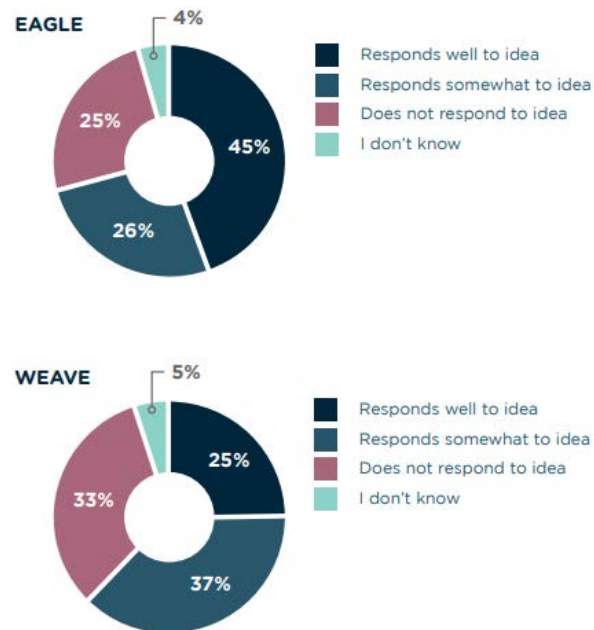
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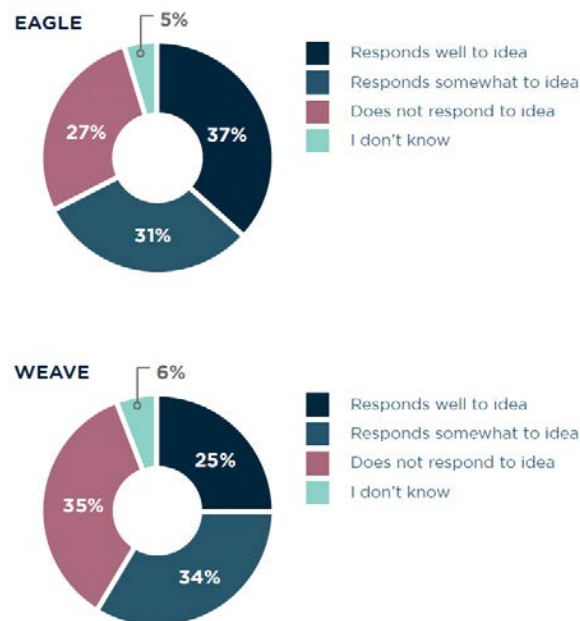
“Encourage Transit Use through Site Design: Both concepts propose to integrate a potential SkyTrain station centrally on the site. The Eagle proposes an urban plaza connecting all modes to the station. The Weave proposes a station integrated within a building with bus access north-south through the site.”



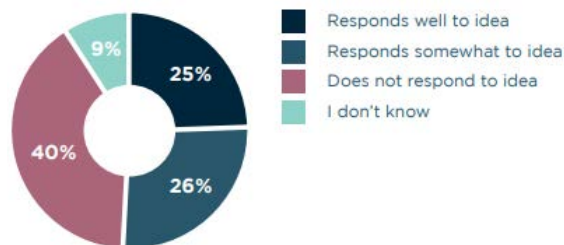
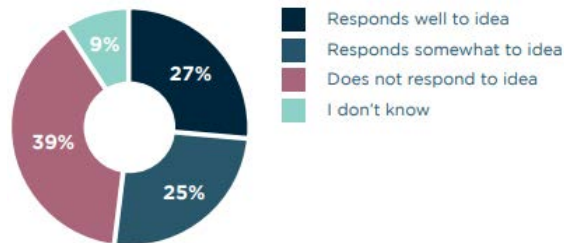
“Design the Site to be Car-light: Both concepts propose a street network that is designed to limit vehicle movement through the site. The Eagle proposes four distinct street loops that respond to the topography. The Weave proposes limited vehicular connections from West 4th Avenue to West 8th Avenue.”



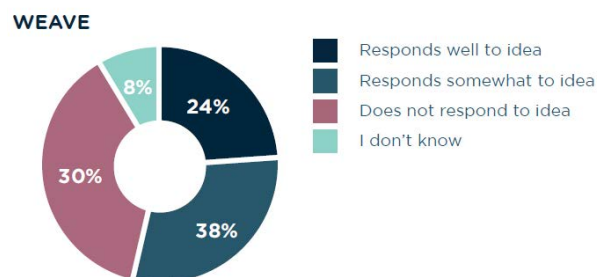
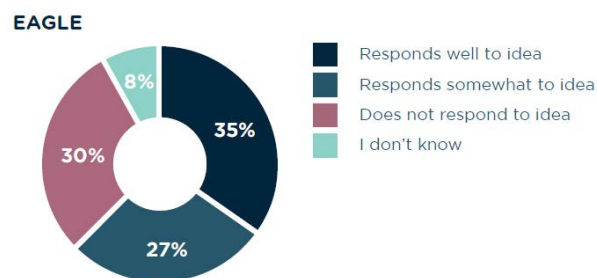
“Re-imagine West 4th Avenue: Both concepts propose to improve West 4th Avenue for cyclists and pedestrians and to include comfortable connections to Jericho Beach Park at the same locations. The Eagle maintains a natural green edge with buildings set back from the street. The Weave includes a ‘wetland’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



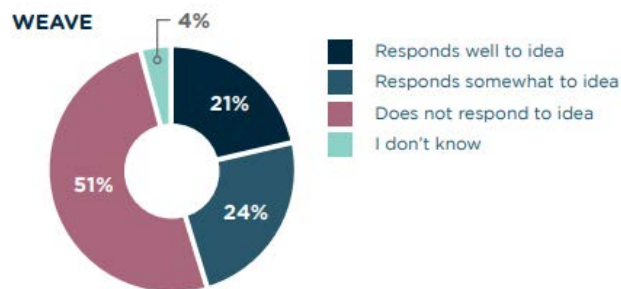
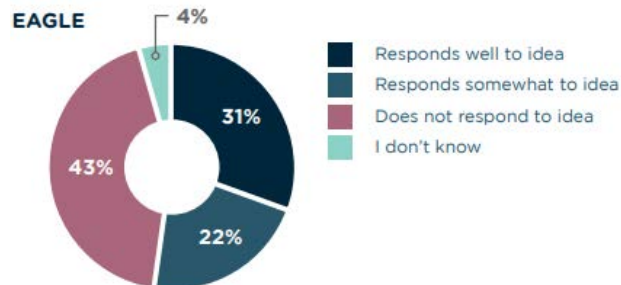
“Diverse Housing Choice: Both concepts include approximately nine million square feet of residential area or 9,000 housing units. At least 20% of the units will be social housing and at least 10% will be market and below market rental housing. At least 35% of all units will be for families with children.”



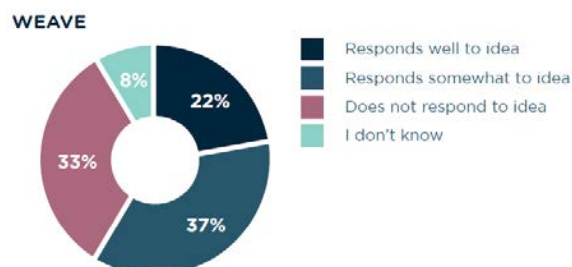
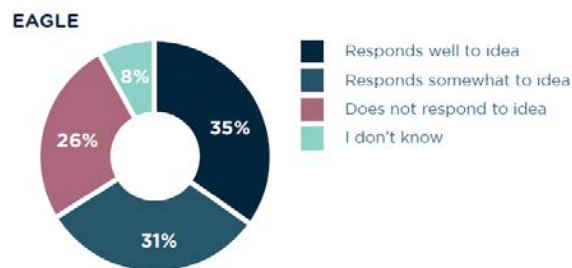
“Design a New Neighbourhood with Distinct Districts: The concepts illustrate different approaches to the location of shops, services, job space and housing. The Eagle focuses retail and services along a diagonal and at a mixed-use urban plaza, with four residential areas defined by building types and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



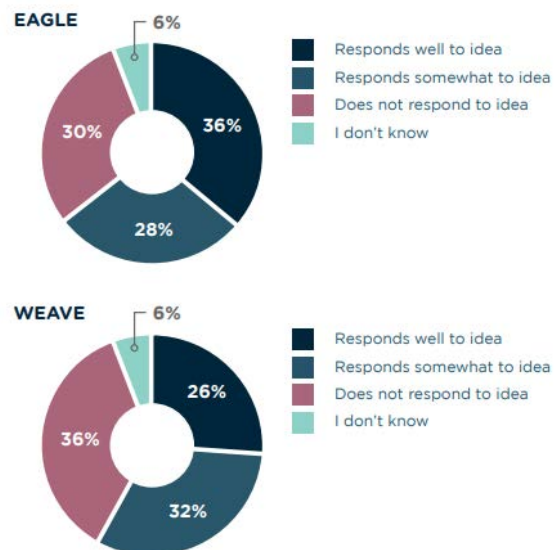
“Neighbourhood Transitions: Both concepts aim to create transition to the surrounding community. The Eagle proposes terraced buildings that step down to West 8th Avenue and mid-rise forms on Highbury Street and West 4th Avenue. The Weave orients buildings on West 8th Avenue to allow views through to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



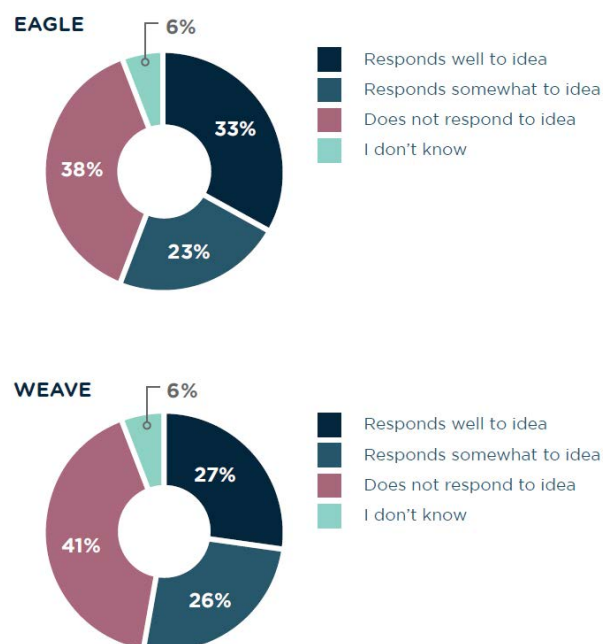
“Create a Destination for Culture, Jobs, and Shopping: Both concepts include a range of uses including approximately one million square feet of retail, services, institutional, and office uses creating a unique destination within the city that celebrates Musqueam, Squamish and Tsleil-Waututh culture. 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.”



“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.”



“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.”



Phase 4: Revised Site Concept

Phase 4 of the planning program was an opportunity to share and collect feedback on the Landowners' Revised Site Plan Concept. Between June and July 2023, there were 25 opportunities to engage in ʔəyalməxw/lyálməxw/the Jericho Lands planning process. There were 5,170+ engagement touchpoints with members of the public.

The complete Phase 4 Engagement Summary document is available [here](#).

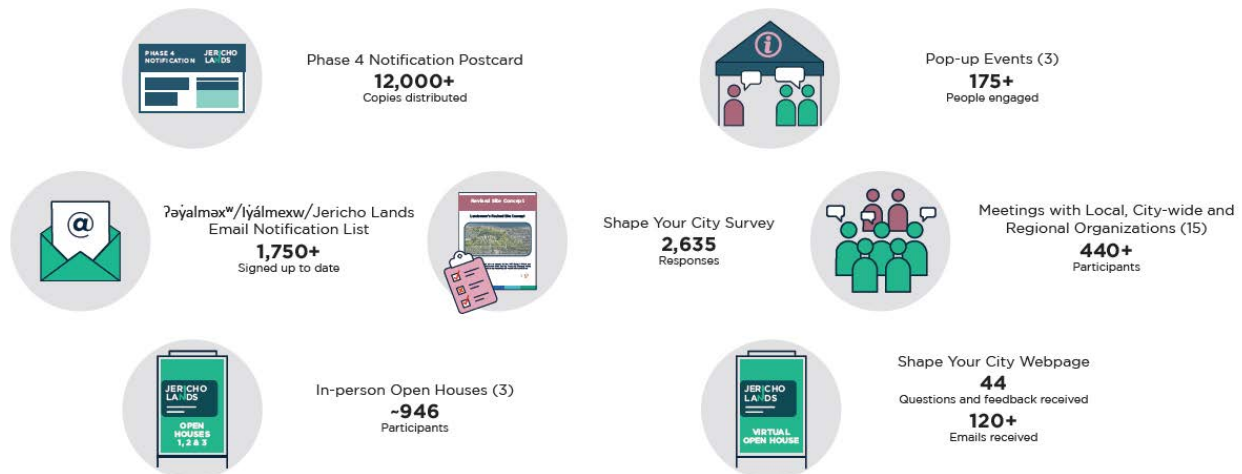


Figure 4: Summary of engagement activities and notification methods from Phase 3.

Based on the survey responses, as well as input from other engagement activities, the key qualitative feedback themes on the Revised Site Concept were as follows:

- **MST culture, values and history:** Strong support for how MST culture, values and history are embedded in all aspects of the Landowners' Revised Site Plan Concept.
- **Parks and open spaces:** Parks and open spaces are important for quality of life and livability, and the increased density necessitates more green space than is proposed.
- **Active transportation:** Support for the active transportation elements of the Landowners' Revised Site Plan Concept, i.e. the car-light design, and emphasis on walking, rolling, cycling, and transit.
- **Density:** Mixed opinions about the increased density. Many feel the density is too high, while others support the density, expressing a need for more housing options close to rapid transit.
- **Building heights:** Concerns about the proposed building heights and potential negative impacts on the area's natural beauty, neighbourhood character, and overall livability.
- **Land use and amenities:** General support for a compact, complete community, with a variety of uses to meet daily needs within an easy walk. Some concerns about whether there are sufficient public amenities for the proposed density and future population.

Engagement Opportunities

Shape Your City (SYC) webpage

The ʔəyálməxw/lýálməxw/Jericho Lands SYC webpage was the digital home of the virtual component of the public open houses. The webpage housed all the Phase 4 engagement-related documents, including information on the planning process, engagement opportunities, and engagement tools (including the SYC question and answer tool), as well as background documents from current and previous phases.

Open houses

City staff hosted three in-person open houses in collaboration with the Landowners. The intent of these open houses was to provide a welcoming space to learn about and share feedback on the Landowners' Revised Site Plan Concept through conversations with City staff, the Landowners' team, and the MST Nations' Cultural Liaisons. Notifications for the open houses were broadcast through the project's SYC webpage, listserv, and postcard mail outs.

Working Group

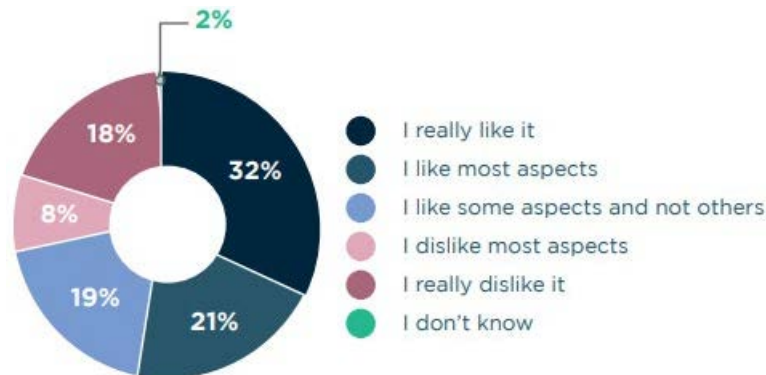
A Working Group meeting was held to share and receive feedback on the Landowners' Revised Site Concept. The meeting included representatives from the Landowners' team, MST Cultural Liaisons, and City staff.

Meetings with local, city-wide and regional organizations

City staff met with and presented to a number of local, city-wide and regional groups and organizations. These groups represented specific interests such as small businesses, economic development, tourism, affordable housing, climate change, real estate, local ecology, recreation, active transportation, seniors services, and under-represented and equity seeking communities.

Groups and organizations City staff met with during Phase 4:

- Community Housing Sector
- Destination Vancouver
- HUB Vancouver Chapter
- Vancouver District Labour Council
- Climate Emergency Action Plan Amplifier Group
- Vancouver Real Estate Board
- Point Grey Village BIA
- Greater Vancouver Board of Trade
- Jericho Stewardship Group
- Brock House
- Destination British Columbia
- City of Vancouver's Council of Committees
- Jericho Sailing Centre
- Vancouver City Planning Commission
- West Broadway BIA

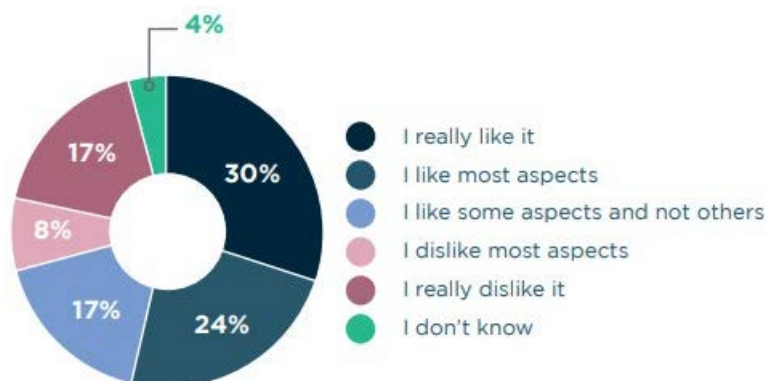
*Revised Site Concept: ShapeYourCity Survey***“What do you think about the proposed parks and open spaces for the site?”**

Top likes:

- Support for the amount of proposed park and open space.
- There is good balance between density and parks, and between wild and cultivated greenspaces.
- Support for the central park area, tree canopy and views.
- Preserves natural ecosystem, wild spaces, native plants, wetlands, wildlife, forest and trees.

Main concerns:

- There will be an insufficient amount of greenspace and parks for the proposed density.
- Loss of natural environment, green and park space, habitat, wildlife, trees and forest.

“What do you think about the proposed transportation and connections for the site?”

Top likes:

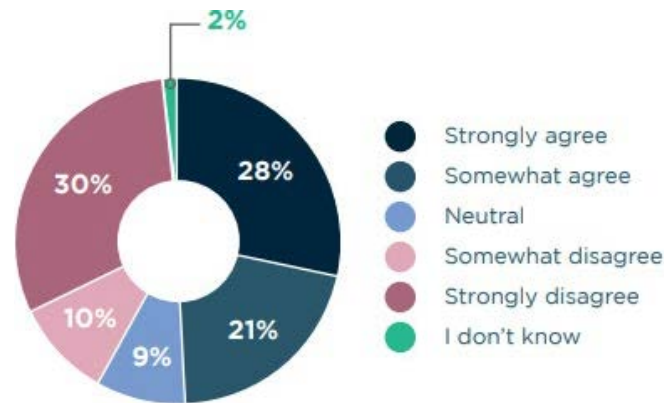
- Support for the approach to active transportation with a focus on walking, rolling and biking, with connected paths, reduced car use, and connections to surrounding areas.
- Like the SkyTrain extension plan with one stop on site and a second stop a short walk from the site.

Main concerns:

- Active transportation is unrealistic - people will still need or use vehicles.

- Concern that increased population on site will negatively impact traffic and will increase traffic and congestion in surrounding neighbourhoods, especially on 4th, 8th, 7th, and 5th Avenues.
- SkyTrain stops will bring noise and disturbance to the site, and spoil the ambiance of the neighbourhood.
- The proposal relies on the SkyTrain extension which has not been approved yet.

“Do you agree or disagree that this is the right mix of uses for the site?”



Top likes:

- A mixed use, walkable space creates a thriving, vibrant, livable and diverse neighbourhood, with a sense of community.
- Like the proposed mix of amenities.
- Support for prioritizing pedestrian/cyclist access to a variety of uses along key public nodes.
- Good variety and balance between residential, commercial, retail, and office spaces.

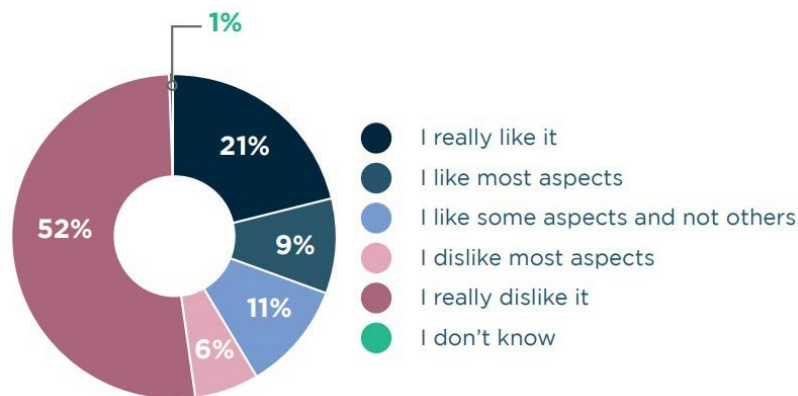
Main concerns:

- More or additional amenities will be needed with the proposed density.
- A hotel is inappropriate or unnecessary in this area.
- Unsure about the inclusion of light industrial, commercial, and office spaces.

“What do you think about the proposed density of the development?”



“What do you think about the proposed building types and heights for the site?”



Proposed Density, Building Types, and Heights

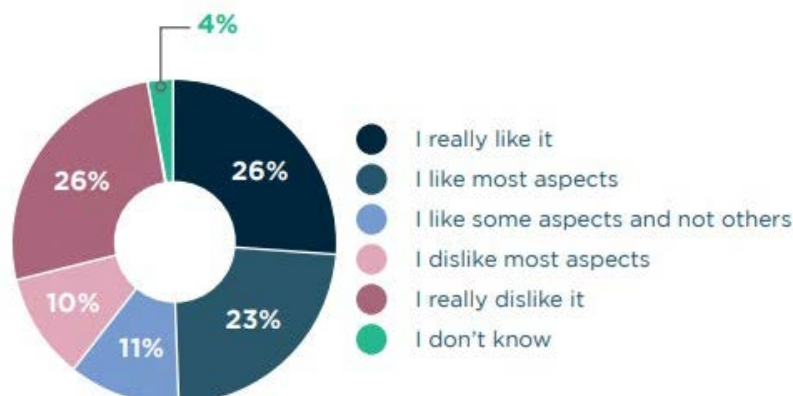
Top likes:

- Increases density and housing are needed in Vancouver/ Point Grey / West side.
- Taller buildings are necessary to provide the needed housing, and building upwards preserves greenspace.
- Support for the supply of housing, mix of housing types, and the height transitions.

Main concerns:

- Spoil views, the landscape, and natural beauty of the area.
- Cause shadowing and reduce light.
- Prioritise profit over livability.
- Bad for the environment, climate change and sustainability.
- Bad for livability, community building and wellbeing.
- Dislike high rises in this neighbourhood / in an area of natural beauty.
- Towers with 40, 45+ or 49 storeys are too tall.
- On the whole, an acknowledgment of the need to increase density - but the proposed density is too high for this location, or for one neighbourhood.
- Prefer to increase density with low and mid-rises only.

“Do you agree or disagree that this is the right package of public amenities for the ʔəyálməxw/lyálməxw/the Jericho Lands?”



Top likes:

- The amenities package has a good balance and mix of amenities.
- School and childcare.
- Affordable housing.
- Community centre.
- Cultural spaces, for storytelling, sharing, and cultural and language exchange.
- Open, community and gathering spaces.
- Parks and greenspaces.
- Active transportation, pedestrian and bike path.

Main concerns:

- More or additional amenities are needed or wanted.
- Not enough childcare spaces provided and concern that one new school is not enough.
- More park, green and open spaces.
- Sports & recreation facilities, including a swimming pool.
- Other amenities - emergency services, healthcare facilities, services for seniors, family resources, restaurants, bars, cafes, and a library.

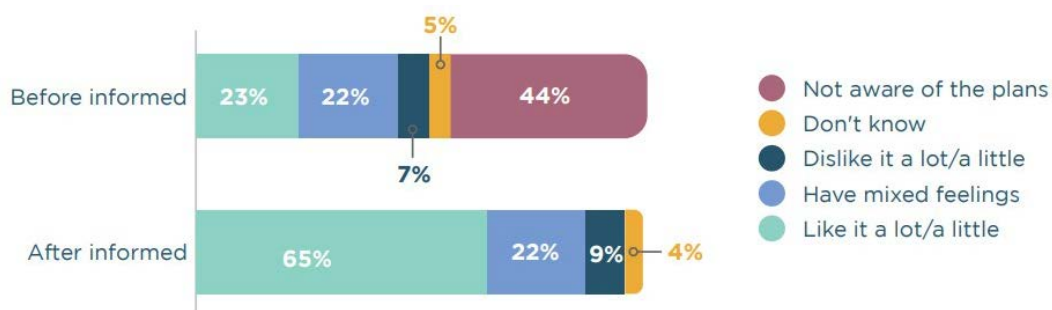
Revised Site Concept: Market Research Survey

To assess how closely the ShapeYourCity survey feedback reflected the opinion of Vancouver's population, staff commissioned Sentis to undertake representative public opinion research with the results weighted to reflect the city of Vancouver adult population.

“Awareness of Jericho Lands redevelopment plans: Before informed about Revised Site Plan”



“Overall impressions of Jericho Lands redevelopment plans: Before vs. after informed about Revised Site Plan”



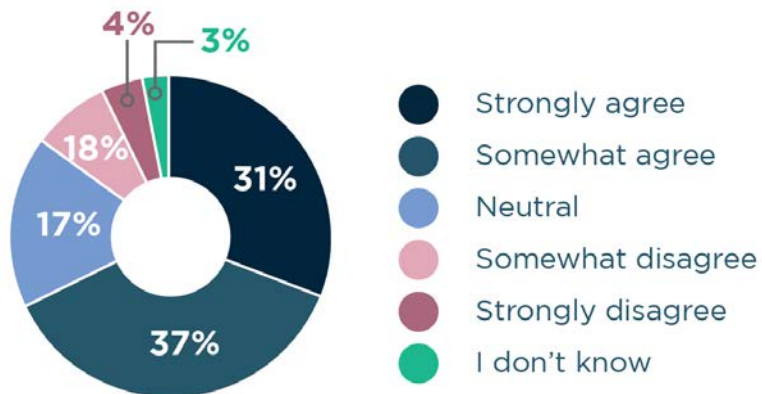
“What do you think about the proposed parks and open spaces for the site?”



“What do you think about the proposed transportation and connections for the site?”



“Do you agree or disagree that this is the right mix of uses for the site?”



“What do you think about the proposed density of the development?”



“What do you think about the proposed building types and heights for the site?”



“Do you agree or disagree that this is the right package of public amenities for the ʔəyálməxw/lyálməxw/the Jericho Lands?”

