

Cultural importance of ʔəyálməxʷ/Iyálməxw/Jericho Lands



ʔəyálməxʷ/Iyálməxw
INSPIRE JERICO



Importance of ʔəyálməxʷ/Iyálmexw/Jericho Lands



ʔəyálməxʷ/Iyálmexw
INSPIRE JERICHO

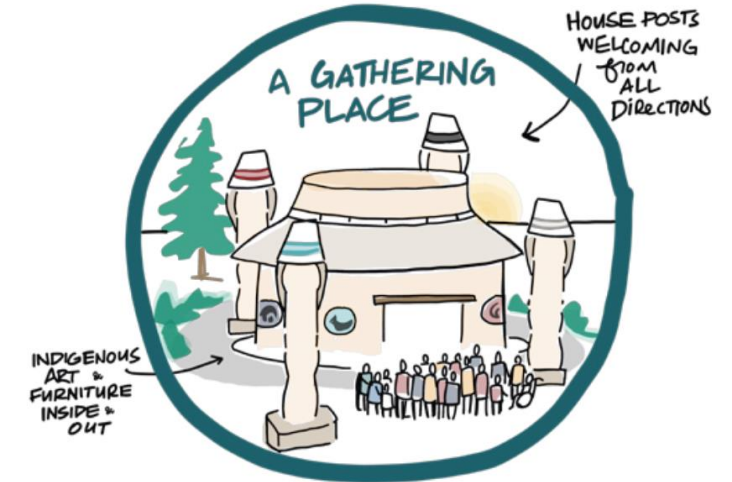
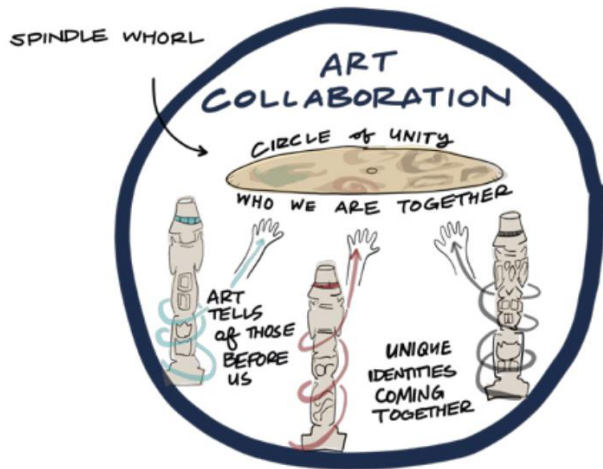


CCD

Engagement with MST Nations' Community Members



Engagement with MST Nations' Community Members



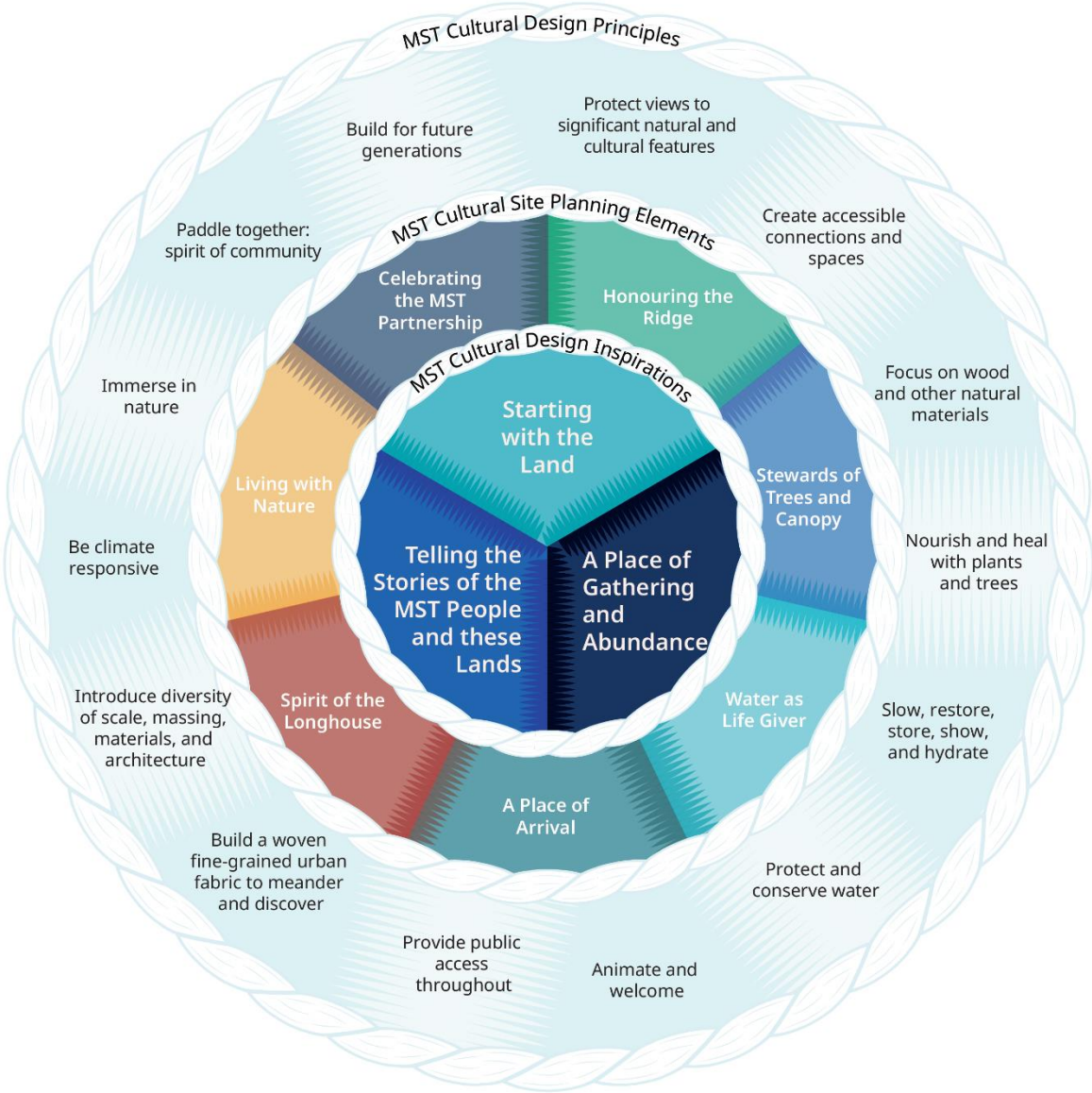
Spindle Whorl



Selesia, a Musqueam woman,
spinning yarn.

Photo: Charles F. Newcombe, December 5,
1915. Direct duplicate negative. PN 83 – Royal
BC Museum/ BC Archives.

MST Cultural Whorl



Land Acknowledgement



ʔəy'alməx^w/ly'álməx^w/the Jericho Lands is located on the unceded, ancestral, and traditional territories of the x^wməθk^wəy'əm (Musqueam), Sk̓wx̓wú7mesh (Squamish) and səliwətaʔ (Tseil-Waututh) Nations.

- **ʔəy'alməx^w ("Ee-yal-mugh")**, is the place name in hən'q'əmin'əm language spoken by the Musqueam and Tseil-Waututh Peoples.
- **ly'álməx^w ("l-yal-mugh")**, is the place name in the Sk̓wx̓wú7mesh language spoken by the Squamish People.

Presentation Contents

- **Background and Policy Context**
- **Planning Process**
- **Jericho Lands Plan Summary**
- **Public Benefits Package**
- **Community Engagement Results**
- **Conclusions and Next Steps**



Background and Policy Context

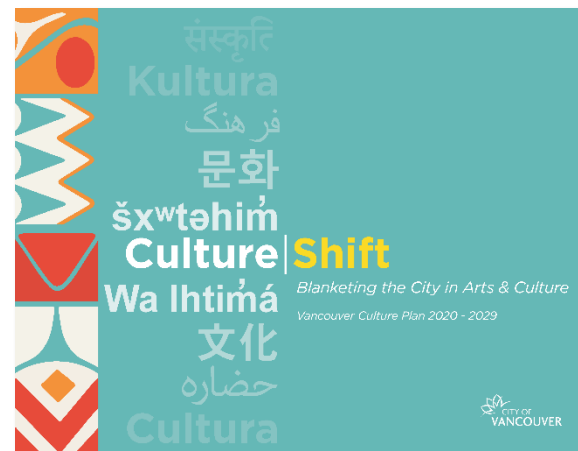
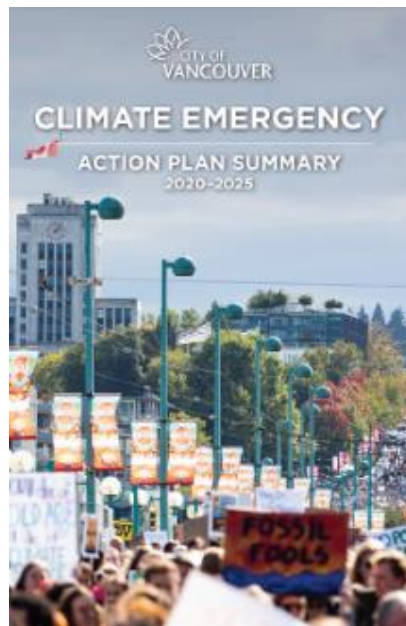


Background

- ʔəyálməx^w/lyálməx^w/the Jericho Lands are part of an interconnected network of cultural sites that exist throughout Musqueam, Squamish, and Tsleil-Waututh territories.
- At the request of the Landowners, Council approved a planning program to create a Policy Statement to guide redevelopment of the site.



Policy Context



UNDRIP

Framework of actions under four key themes:

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

Jericho Lands offer many opportunities to advance the UNDRIP Strategy actions

City of Vancouver's UNDRIP Strategy

**Report of
the UNDRIP Task Force
to the City of Vancouver Mayor
& Council**

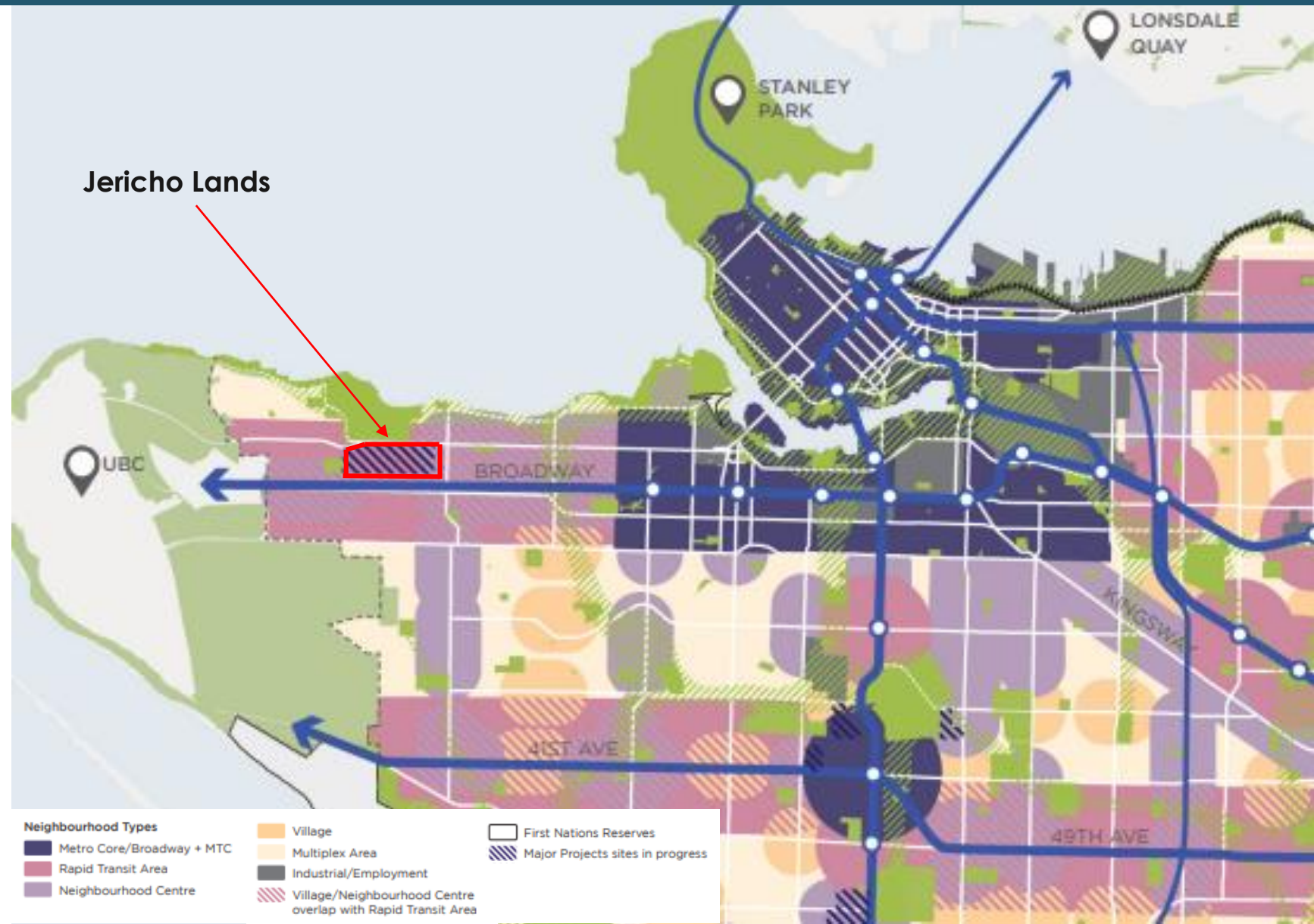
October 25, 2022



Vancouver Plan

Vancouver Plan

- Priorities include Reconciliation, housing, jobs and sustainability
- Located within a future “Rapid Transit Area”
- Identified as a “Major Projects Site”



UBCx SkyTrain Extension

UBCx

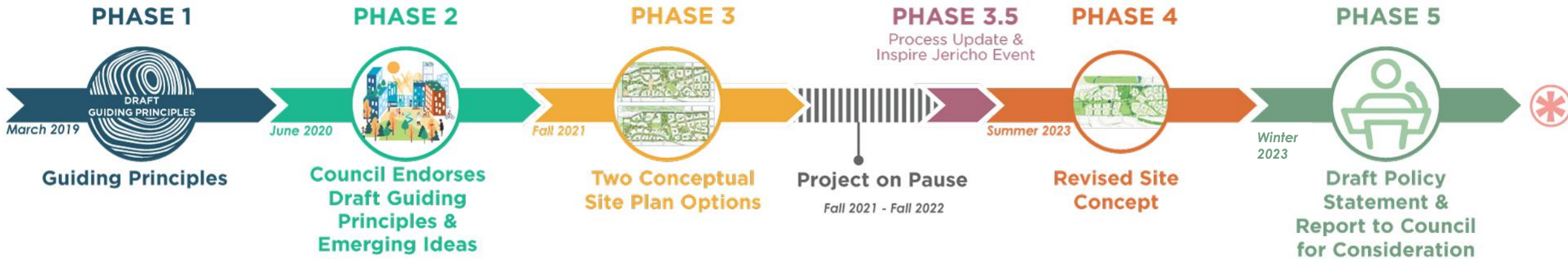
- Identified as one of TransLink's Regional Transportation Strategy 10-year priorities
- March 2022 - Council endorsed UBCx alignment, including a proposed station within the Jericho Lands
- Province leading technical work and development of business case



Planning Process



Planning Process



Community Engagement

- Wide variety of engagement events and activities – both in person and virtual
- Over 19,000 engagement ‘touchpoints’



All Open Houses (5)
1,715
Attendees



All Surveys (8)
4,765+
Responses



All Workshops
670+
Participants



ShapeYourCity Visitors
45,300+
Visitors



ShapeYourCity Question & Answer
120
Questions



Inspire Jericho Talks (5)
685+
Attendees
3,040+
Views online



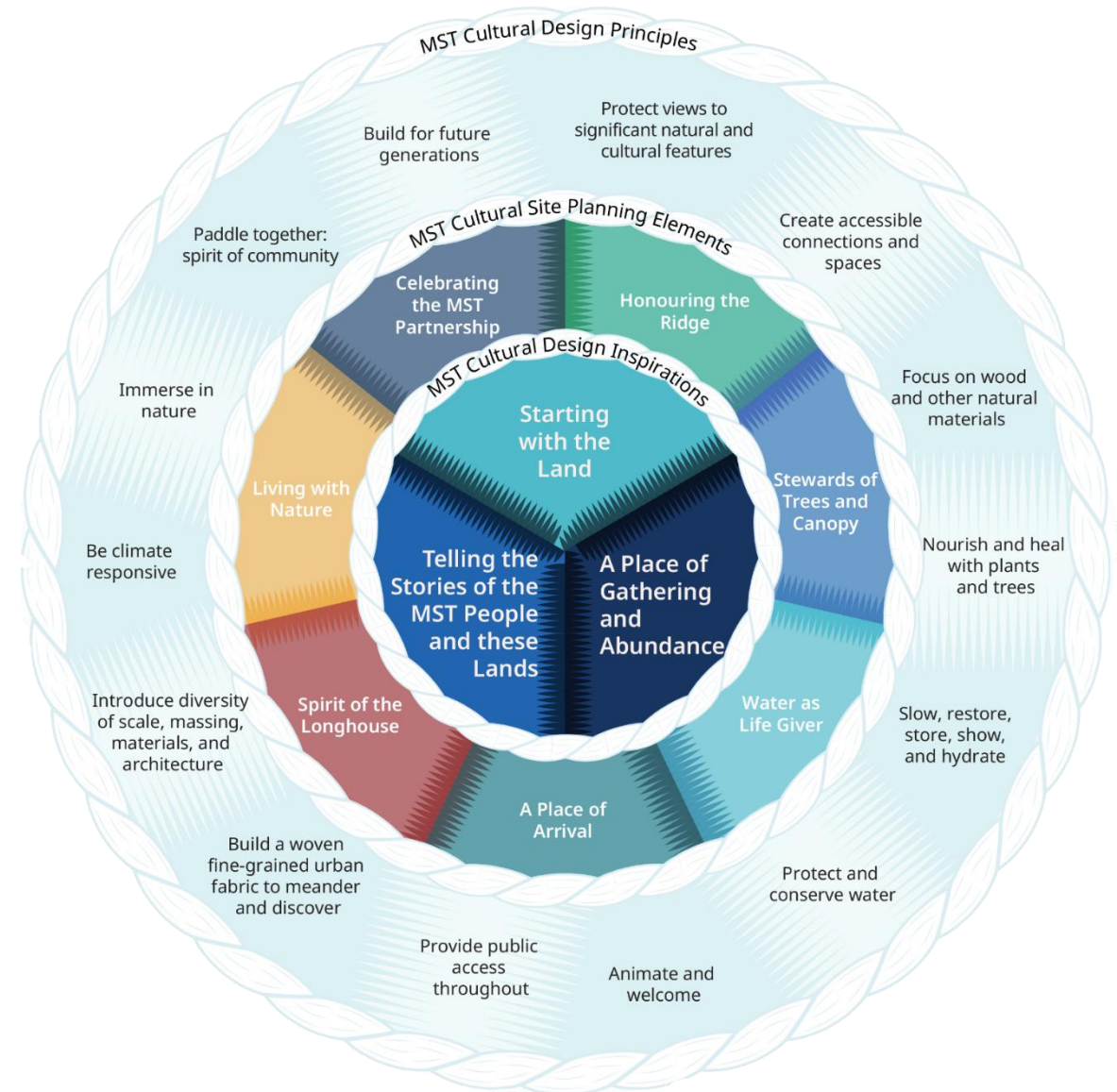
Pop-up Information Booths (8)
1,175+
Engaged



Presentations to Local, City-
Wide and Regional Stakeholder
Groups and Organizations
700+
Attendees

MST Cultural Whorl

- **The MST Cultural Whorl provides the foundation for the draft Policy Statement.**
- The MST Cultural Whorl was created from the knowledge, stories, and input shared by x^wməθk^wəyəm, S_kwxwú7mesh, and səliwətał Nations' Community Members.
- It weaves a pattern of interconnected cultural design inspirations, cultural site planning elements, and cultural design principles.



Embedding MST Culture into the Policy Statement

MST Cultural Site Planning Elements



**Celebrating the
MST Partnership**



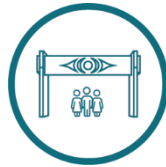
**Honouring the
Ridge**



**Living with
Nature**



**Water as Life
Giver**



**A Place of
Arrival**



**Spirit of the
Longhouse**



**Stewards of the
Trees and Canopy**

Policy Statement Contents

1. Background
2. Guiding Principles
3. Weaving MST Culture at the Jericho Lands
4. Reconciliation
5. Land Use and Density
6. Site Ecology, Trees, Parks and Open Space
7. Connections, Movement and Transportation
8. Built Form and Site Design
9. Sustainability, One Water and Infrastructure
10. Community Amenities
11. Preliminary Phasing Strategy
12. Illustrated Development Concept

Key Policy Directions – Reconciliation

- **Work collaboratively with the MST Nations to advance ʔəy'alməx^w/ly'álməx^w the Jericho Lands project, within the framework of UNDRIP**
- **Embed MST Nations' culture through application of the Cultural Design Principles**
- **Foster the social, cultural and economic well-being of the MST Nations with culturally-appropriate housing and spaces for gathering and celebrations**
- **Celebrate the history of the Ridge by maintaining key views from public spaces (e.g. Energy Oval)**
- **Provide MST naming opportunities for significant buildings and public spaces**



Key Policy Directions – Land Use and Density

- **Create a high-density mixed-use community**
- **Provide a diversity of housing types and affordable housing options**
- **Protect existing rental tenants by developing a Tenant Relocation Plan (TRP) to support transition to new housing options.**
- **Provide a mix of commercial uses to meet the daily needs of residents**
- **Provide new community amenities to support growth and livability**



Key Policy Directions – Site Ecology, Trees, Parks and Open Space

- Create a minimum of approximately 20 acres of park space and 10 acres of public open space
- Ensure parks and public open spaces are welcoming, well-connected and accessible to all
- Protect and add significant trees to integrate a mature urban forest
- Improve ecological connections between the Jericho Lands and Jericho Beach Park



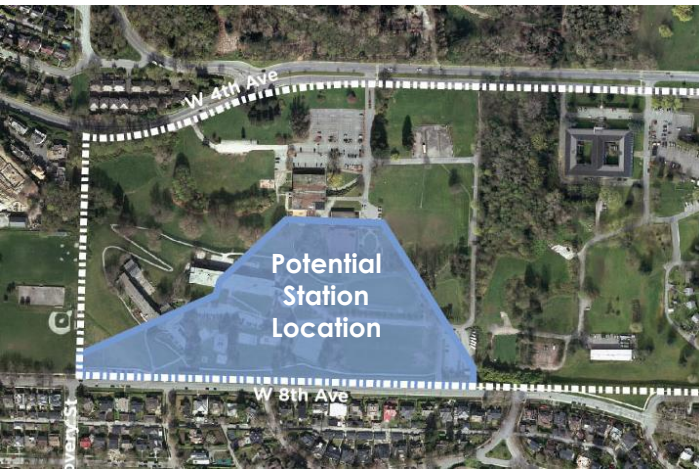
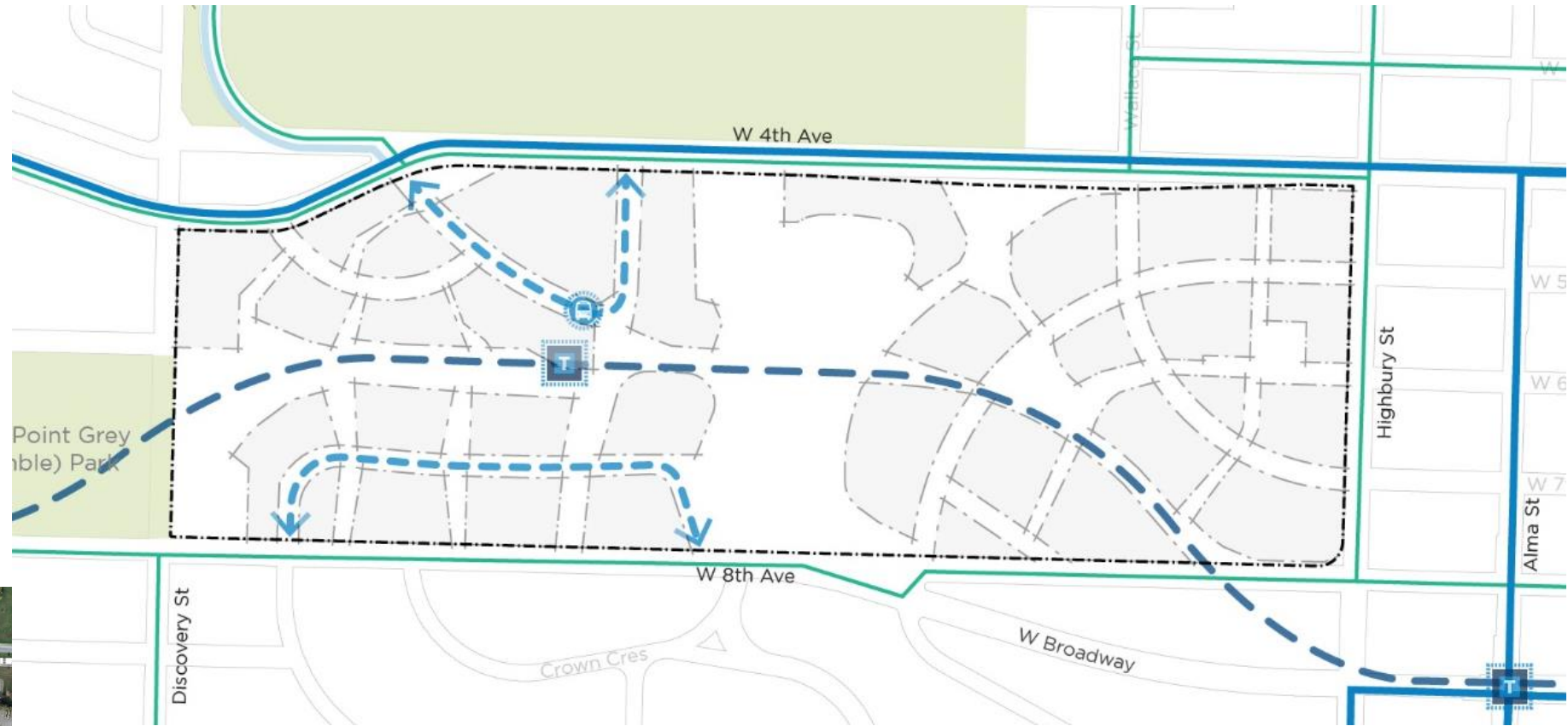
Key Policy Directions – Connections, Movement and Transportation

- Create a car-light community that prioritizes safe and convenient active travel
- Establish a fine-grained network of walking and cycling connections, including high-quality greenways
- Create a transit-oriented community with strong connections to, and integration with, the proposed UBCx Jericho and Alma Stations
- Improve existing streets adjacent to the site to enhance walking and cycling connectivity
- Improve existing street intersections where necessary



Key Policy Directions – Proposed UBCx SkyTrain Extension

Site plan organized around proposed **UBCx SkyTrain** with alignment and Jericho Station location as shown



- Proposed UBCx SkyTrain station
- Proposed UBCx line
- Potential new bus exchange
- Potential new bus route
- Existing 99 B-Line bus stops
- Existing bus routes
- Seasonal bus stops/route
- Existing bike routes
- Building site outline
- Site outline

Key Policy Directions – Built Form and Site Design

- Centrally locate the tallest buildings with transitions down to the edges of the site
- Buildings should frame and activate streets and public spaces, and include a variety of types and forms
- Ensure buildings are livable and neighbourly, contribute to pedestrian comfort, and mitigate shadow impacts
- Celebrate the MST partnership through the three 49-storey Sentinel buildings
- Integrate significant trees, vegetation, and other landscape features throughout the site



Key Policy Directions – Sustainability, One Water and Infrastructure

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



Key Policy Directions – Hydrogeological & Environmental Studies

- Detailed hydrogeological and environmental studies have not been completed
- Substantive hydrogeological & environmental studies for entire site required to be provided by Landowners prior to Phase 1 rezoning application
- Process is consistent with other major projects
- Detailed findings could impact various elements of the site development
- Staff will work with the Landowners to develop solutions that meet regulatory requirements and avoid adverse groundwater impacts



Public Benefits Package



Public Benefits Package

Affordable Housing (~3,900 homes)

- Social Housing (20%): **~2,600 homes**
- Secured Market and Below-Market Rental Housing (10%): **~1,300 homes**
- Potential Attainable Leasehold Homeownership: **TBD through Rezoning**



Childcare (~499 spaces)

- Childcare Spaces (0-4 Year Olds): **259**
- Childcare Spaces (5-12 Year Olds): **240**



Parks and Public Open Spaces (~30 acres)

- Park Space: **20 acres**
- Public Open Space: **10 acres**



Public Benefits Package

Arts and Culture

- Cultural Spaces: ~**15,000 sq. ft.**



Community Facilities

- Non-traditional Library (“House of Learning”): ~**10,000 sq. ft.**
- Community Centre: ~**50,000 sq. ft.**
- Social Spaces: ~**15,000 sq. ft.**



Public Safety

- Contribution towards **Fire Hall #19 expansion**
- Temporary use of space on-site to accommodate **temporary fire hall**



Public Benefits Package

Transportation

- Street upgrades, new walking/cycling connections, transit integration, etc.



One Water

- Storm and potable water upgrades, green infrastructure, etc.



Other Public Benefits

Vancouver School Board (VSB) Elementary School

- Airspace parcel with ~**54,000 sq. ft.** of floor area for a VSB elementary school, suitable for up to **550 students**.



Proposed UBCx SkyTrain

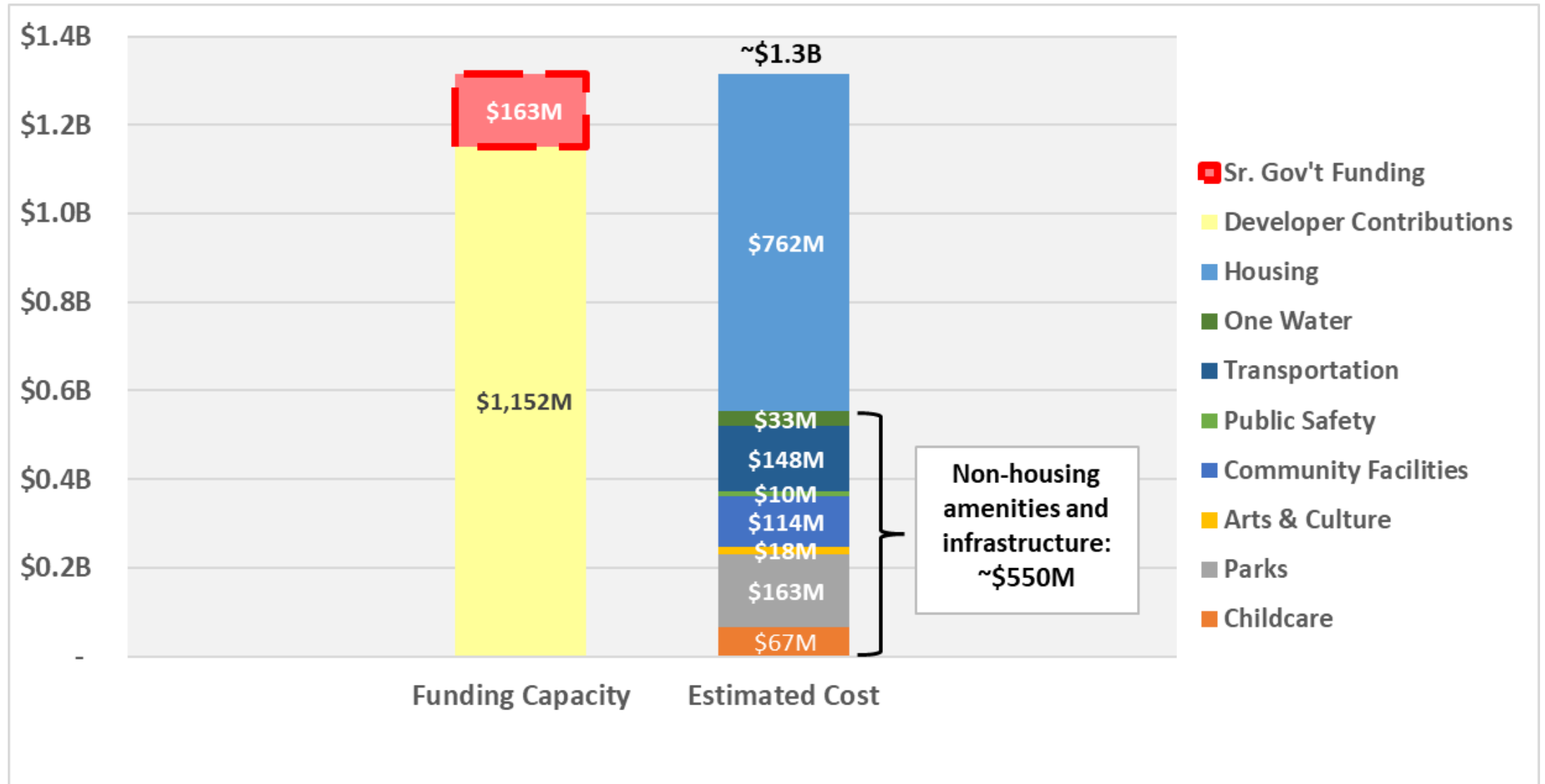
- In-kind contributions (e.g. land for laydown and construction areas, and station integration elements) and potential financial contribution from Landowners.



Financial Implications

- Coriolis Consulting retained by City to undertake pro forma analysis to determine financial capacity to fund and deliver amenities and infrastructure
- Total cost of public benefits package is ~\$1.3 billion:
 - ~\$550M for non-housing amenities and infrastructure
 - ~\$760M for affordable housing
- Total funding capacity from developer contributions: ~\$1.15 billion
- Non-housing amenities and infrastructure can be fully funded by project

Financial Implications



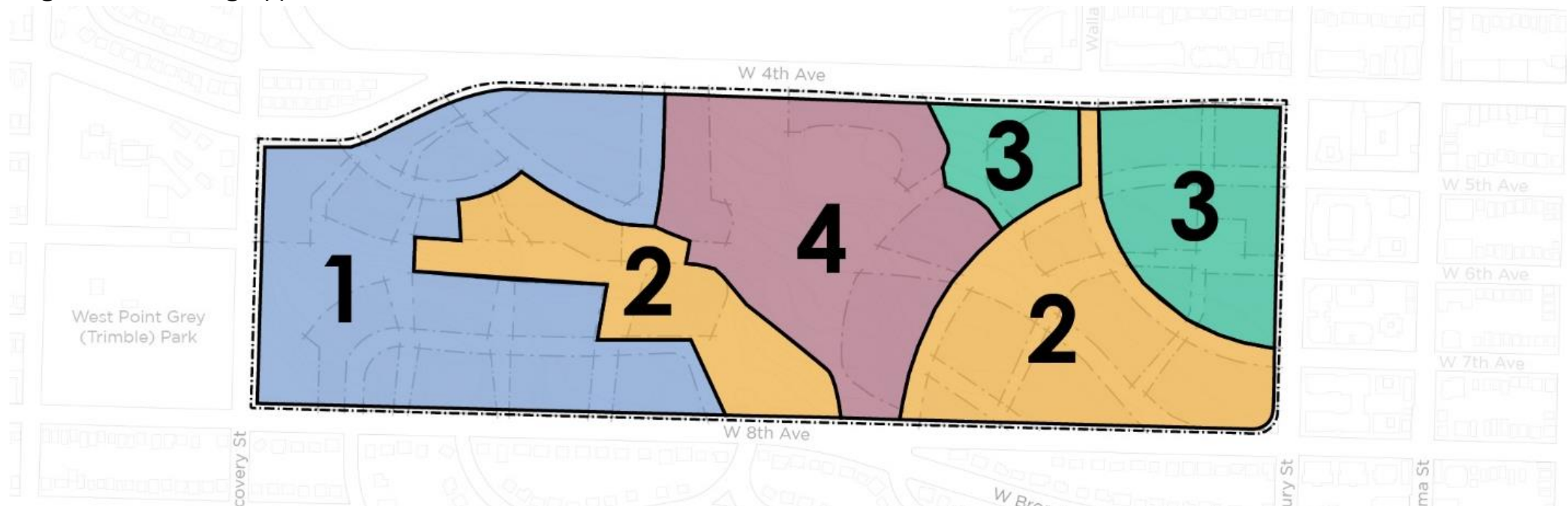
Principles agreed with MST DC:

- Full 20% social housing (~2,600 homes) requires strategic partnerships and senior government contributions – developer contributions can deliver ~16% social housing (~2,000 homes)
- If a cash contribution towards UBCx SkyTrain is required of Landowners, this would further increase required funding from senior government to achieve 20% social housing
- Per MST DC request, reinvestment of DCLs to support certain offsite infrastructure will be assessed through ODP process and phased rezonings
- Co-management model: MST Nations will own all social housing and community amenities, with City operating some over the long-term

Preliminary Phasing Strategy

Overall phasing objectives - final phasing strategy to be determined through ODP

- Coordinate with proposed UBCx project
- Establish critical mass of development and mix of commercial uses with opening of UBCx
- Deliver amenities and commercial uses in each phase
- Integrate housing types/tenures across site
- Work with the land and water
- Ensure the site is serviced and meets City's requirements at each phase of development
- Manage relocation of existing rental tenants through phasing



Community Engagement Results



 CITY OF
VANCOUVER

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JERICHO LANDS

Policy Planning Program

shapeyourcity.ca/jericho-lands

**PUBLIC
EVENT**

Community Feedback Summary



Summary of what we heard through all engagement activities:

- **Strong support for how the MST Nations' culture, values and history** are embedded in all aspects of the Site Plan Concept.
- **Parks and open spaces are important for quality of life and livability**, and the increased density necessitates more green space than is proposed.
- **Support for the active transportation elements** of the Site Plan Concept, i.e. the car-light design, and emphasis on walking, rolling, cycling, and transit.

Summary of what we heard through all engagement activities (cont'd):

- **Mixed opinions about the proposed density.** Many feel the density is too high, while others support the density, expressing a need for more housing options close to rapid transit.
- **Concerns about the proposed building heights** and potential negative impacts on the area's natural beauty, neighbourhood character, and overall livability.
- **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.

Phase 4 Engagement Surveys

Two surveys undertaken:

ShapeYourCity – 2,635 responses

Citywide Market Research Survey – 842 responses - *Results were weighted by age, gender, region, and housing tenure to reflect the city of Vancouver adult population*

The same questions were asked in both surveys

Topic	Jericho Lands ShapeYourCity Survey	Citywide Market Research Survey
Overall Response to 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”

Phase 4 Engagement Surveys



Topic	ShapeYourCity Survey	Citywide Market Research Survey
Parks and open spaces	<p>53% “like” or “really like”</p> <p>26% “dislike” or “really dislike”</p>	<p>78% “like” or “really like”</p> <p>5% “dislike” or “really dislike”</p>
Transportation and connections	<p>54% “like” or “really like”</p> <p>25% “dislike” or “really dislike”</p>	<p>73% “like” or “really like”</p> <p>6% “dislike” or “really dislike”</p>
Land use	<p>49% “like” or “really like”</p> <p>40% “dislike” or “really dislike”</p>	<p>68% “like” or “really like”</p> <p>12% “dislike” or “really dislike”</p>
Density	<p>34% “like” or “really like”</p> <p>53% “dislike” or “really dislike”</p>	<p>52% “like” or “really like”</p> <p>14% “dislike” or “really dislike”</p>
Building types and heights	<p>30% “like” or “really like”</p> <p>58% “dislike” or “really dislike”</p>	<p>49% “like” or “really like”</p> <p>19% “dislike” or “really dislike”</p>
Public amenities	<p>49% “like” or “really like”</p> <p>36% “dislike” or “really dislike”</p>	<p>63% “like” or “really like”</p> <p>15% “Dislike” or “really dislike”</p>

Conclusions and Next Steps



Jericho Lands Opportunities

Reconciliation

A generational opportunity for the MST Nations to reaffirm their relationship with the land, honour their heritage, rebuild their communities and celebrate their identity



Housing and Jobs

Delivering diverse and affordable new homes and job space close to rapid transit



Jericho Lands Opportunities

Complete Community

Delivering new community amenities and infrastructure

- Community Centre
- 30 acres of parks and public open spaces
- 5 Childcare facilities
- Non-traditional Library (“House of Learning”)
- Cultural and Social Spaces
- VSB Elementary School
- Active Transportation

Climate

A variety of important actions to address the climate emergency



Next Steps

Pending Council approval of the Policy Statement, the next steps will be:

- Preparation of the **Official Development Plan**
- **Phase 1 Rezoning**
 - Pre-application stage will address outstanding SkyTrain alignment and groundwater issues
- Rolling series of **Development Permits and Building Permits**
- **Construction** – build out over approximately **25-30 years**
- **Community and Stakeholder engagement** to continue throughout





Thank You

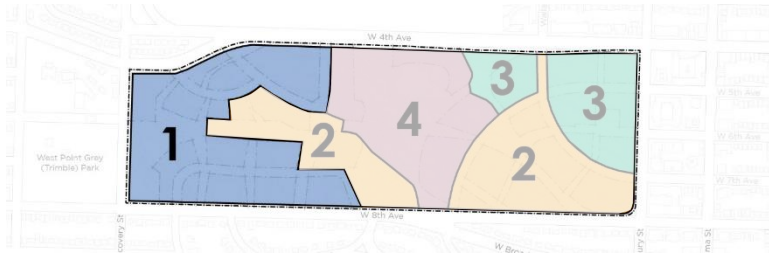


Market Research (Sentis)

	Age				Region					Connection to Jericho Lands				Years Living in Vancouver		
	Total	18-39	40-59	60+	DWE	SE	SW	NE	NW	Own in area	Rent in area	Other	None	5 or less	6-10	11+
Base	842	375	254	213	151	251	155	155	130	96	70	290	370	99	117	602
MEASURES ASKED <u>BEFORE</u> INFORMED ABOUT SITE PLAN																
Awareness Of Jericho Lands Redevelopment Plans																
% Know a little/a lot about it	38%	35%	33%	49%	41%	32%	37%	38%	45%	51%	36%	49%	28%	22%	41%	41%
Overall Impressions Of Jericho Lands Redevelopment Plans																
% Like it a lot / a little	23%	30%	15%	19%	28%	20%	19%	26%	24%	37%	24%	28%	18%	16%	37%	22%
MEASURES ASKED <u>AFTER</u> INFORMED ABOUT SITE PLAN																
Overall Impressions Of Jericho Lands Redevelopment Plans																
% Really like it / like most aspects	65%	74%	59%	53%	64%	63%	65%	69%	65%	64%	58%	62%	70%	75%	75%	61%
Opinions On Aspects Of Jericho Lands Redevelopment Plans																
<i>% Really like it / Like most aspects</i>																
Parks and Open Space	78%	84%	75%	68%	80%	76%	75%	82%	78%	77%	77%	77%	79%	83%	90%	74%
Transportation and Connections	73%	78%	70%	67%	72%	69%	73%	78%	78%	69%	79%	75%	72%	81%	80%	71%
Mix of Land Uses*	68%	74%	65%	60%	67%	70%	65%	65%	72%	68%	67%	69%	70%	74%	79%	66%
Density	52%	56%	51%	44%	47%	55%	47%	55%	53%	62%	48%	51%	52%	60%	56%	50%
Building Types and Heights	48%	57%	42%	37%	47%	49%	43%	53%	49%	60%	48%	46%	50%	61%	62%	44%
Package of Public Amenities*	62%	69%	59%	53%	61%	63%	59%	68%	60%	65%	55%	62%	65%	70%	75%	59%

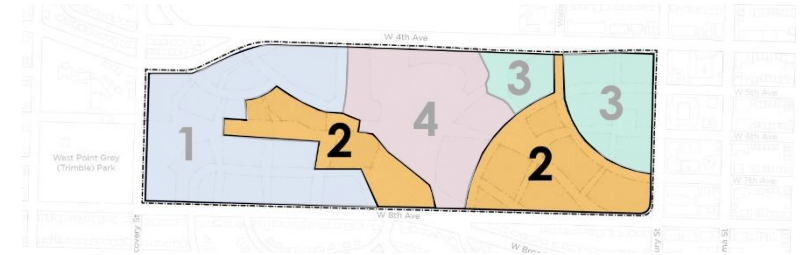
Preliminary Phasing Strategy

Phase 1:



- **Residential uses:** approximately 370,000 sq. m. (4,000,000 sq. ft.)
- **Non-residential uses:** approximately 37,000 sq. m. (400,000 sq. ft.)
- **Key amenities and infrastructure:**
 - Childcare facility
 - Internal loop road/servicing and bus access road from West 4th Avenue
 - Western internal loop road/servicing from West 8th Avenue
 - Watchmens' Hill, southern portion of Cedar Walk, and sections of Ridge Walk infrastructure connecting the upper hillside (Discovery Street and West Point Grey Village) with West 4th Avenue and Jericho Beach Park

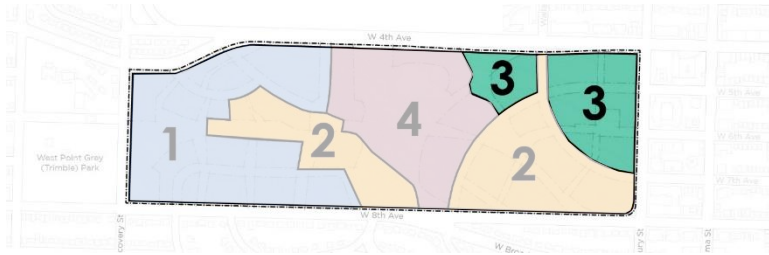
Phase 2:



- **Residential uses:** approximately 395,000 sq. m. (4,250,000 sq. ft.)
- **Non-residential uses:** approximately 15,000 sq. m. (150,000 sq. ft.)
- **Key amenities and infrastructure:**
 - Proposed Jericho Station
 - Two Childcare facilities
 - Energy Oval
 - Cedar Heart Plaza
 - East Plaza
 - Culture Walk

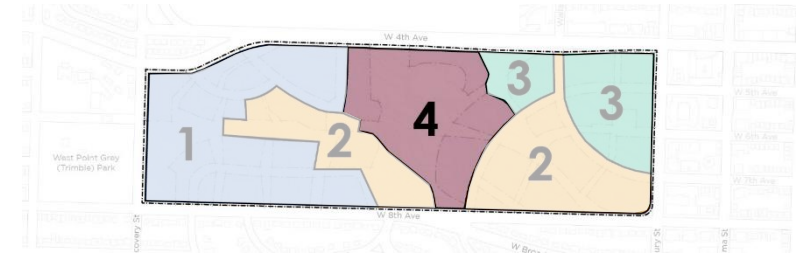
Preliminary Phasing Strategy

Phase 3:



- **Residential uses:** approximately 230,000 sq. m. (2,450,000 sq. ft.)
- **Non-residential uses:** approximately 14,000 sq. m. (150,000 sq. ft.)
- **Key amenities and infrastructure:**
 - Childcare facility
 - Canoe Landing
 - 6th Avenue Park
 - Section of 6th Avenue Greenway

Phase 4:



- **Residential uses:** approximately 180,000 sq. m. (1,950,000 sq. ft.)
- **Non-residential uses:** approximately 23,000 sq. m. (250,000 sq. ft.)
- **Key amenities and infrastructure:**
 - Remaining portion of the Central Community Park
 - Canopy Oval
 - Central section of Weave Walk
 - Community centre
 - Elementary school
 - Library ("House of Learning")
 - Childcare facility