



REFERRAL REPORT

Report Date: February 25, 2025
Contact: Matt Shillito
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RTS No.: 16234
VanRIMS No.: 08-2000-20
Meeting Date: March 11, 2025

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: ʔəyálməxʷ/lýálməxw/Jericho Lands Official Development Plan

RECOMMENDATION TO REFER

THAT the ʔəyálməxʷ/lýálməxw/Jericho Lands Official Development Plan (ODP) generally in accordance with Appendix A, be referred to Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary ODP by-law, generally in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT Council approve, in principle, the ʔəyálməxʷ/lýálməxw/Jericho Lands Official Development Plan, generally as attached in Appendix A, to regulate future rezoning applications and development of the Jericho Lands;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an Official Development Plan By-law generally in accordance with Appendix A.

- B. THAT Recommendation A be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditures or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any

costs incurred in fulfilling any requirements pursuant to the Official Development Plan are at the sole risk of the property owner; and

- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

Following Council approval of the ᑲᓐᑲᓐᑲᓐᑲᓐ/ᑲᓐᑲᓐᑲᓐᑲᓐ/Jericho Lands Policy Statement in January 2024, the ᑲᓐᑲᓐᑲᓐᑲᓐ/ᑲᓐᑲᓐᑲᓐᑲᓐ/Jericho Lands Official Development Plan (“ODP”) is the next step in implementing the project prior to the rezoning application for the first phase of development. The ODP is intended to complement the ᑲᓐᑲᓐᑲᓐᑲᓐ/ᑲᓐᑲᓐᑲᓐᑲᓐ/Jericho Lands Policy Statement and establish requirements for permitted floor areas, land uses, housing tenures, public amenities, and development phasing in a by-law.

The ODP is not a City planning requirement for the ᑲᓐᑲᓐᑲᓐᑲᓐ/ᑲᓐᑲᓐᑲᓐᑲᓐ/Jericho Lands but is instead being prepared at the request of the MST Partnership, and at the direction of Council, to embed development allowances and affordable housing and public amenity obligations in a by-law as regulation, providing more certainty than the Policy Statement. This will support the MST Partnership in securing financing from lenders to allow project implementation to progress.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Some of the key recent Council policies and decisions for this site include:

- United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Strategy for Vancouver (2022)
- UNDRIP Action Plan 2024-2028 (2024)
- Vancouver Plan (2022)
- ᑲᓐᑲᓐᑲᓐᑲᓐ/ᑲᓐᑲᓐᑲᓐᑲᓐ/Jericho Lands Policy Statement (2024)
- ᑲᓐᑲᓐᑲᓐᑲᓐ/ᑲᓐᑲᓐᑲᓐᑲᓐ/Jericho Lands Policy Statement Council Report (2024)
- Millennium Line UBC Extension Alignment and Integration (2022)

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager recommends approval of the foregoing.

REPORT

Background/Context

1. Site and Context

ᑲᓐᑲᓐᑲᓐᑲᓐ/ᑲᓐᑲᓐᑲᓐᑲᓐ/Jericho Lands lie within the unceded traditional territories of the

ᓂᓐᓂᓐᓂᓐᓂᓐ (Musqueam Indian Band), Skwxwú7mesh (Squamish Nation), and ᓂᓐᓂᓐᓂᓐᓂᓐ (Tseil-Waututh Nation) (“MST Nations”). For millennia, the site was part of the lands and waters on which the MST Nations hunted, gathered and followed their cultural customs. ᑲᓐᓂᓐᓂᓐᓂᓐ was the name of an important village that was once located close to the Salish Sea and what we now know as Jericho and Locarno beaches.

Today, ᑲᓐᓂᓐᓂᓐᓂᓐ/Jericho Lands refers to a 36-hectare (90 acre) site, which is bound by West 4th Avenue to the north, Highbury Street to the east, West 8th Avenue to the south, and West Point Grey Park (Trimble Park) and Queen Mary Elementary School to the west. The eastern portion of the site, known as Jericho Garrison, is 21 hectares (52 acres). The Western portion, known as Jericho Hill, is 15 hectares (38 acres).

Figure 1: ᑲᓐᓂᓐᓂᓐᓂᓐ/Jericho Lands Site



2. Policy Context

United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Strategy and Action Plan – In March 2021, City Council adopted a motion to create a United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP) Task Force, which was convened in partnership with the Musqueam Indian Band, Squamish Nation and Tseil-Waututh Nation. The UNDRIP Strategy was developed over a year of intergovernmental collaboration and dialogue by the Task Force and has been endorsed by the Councils of all three Nations. The UNDRIP Strategy includes 79 Calls to Action for implementation of UNDRIP by City Council.

In June 2024, a five-year Action Plan was presented to implement the UNDRIP Strategy. This plan was codeveloped by the intergovernmental UNDRIP Task Force together with colleagues at the staff and Council level from the Musqueam, Squamish and Tseil-Waututh Nations and the City of Vancouver.

This ᑲᓐᓂᓐᓂᓐᓂᓐ/Jericho Lands Policy Statement and ᑲᓐᓂᓐᓂᓐᓂᓐ/Jericho Lands ODP help advance a number of Calls to Action within the UNDRIP Strategy and five-year Action Plan by respecting and upholding Indigenous rights, including the right to self-determination and economic participation. In particular, the ODP aligns with Action 1.2B: Facilitate Musqueam, Squamish, and Tseil-Waututh projects and prioritize or fast-track Nation-led affordable housing developments, an initial housing action within the five-year Action Plan.

The ODP is not a City planning requirement for the ገጽ ላይ/ገጽ ላይ/ገጽ ላይ Jericho Lands but is instead being prepared at the request of the MST Partnership, and at the direction of Council, to embed development allowances and affordable housing, public amenity and infrastructure obligations in a by-law as regulation, providing more certainty than the Policy Statement. Doing so will support the MST Partnership in securing financing from lenders facilitating project implementation.

The ODP translates the key elements of the Policy Statement related to permitted floor areas, land uses, housing tenures, public amenities, and development phasing into an ODP format and by-law language. The ODP does not alter any of the provisions contained within the Policy Statement.

2. Plan Summary

The ገጽ ላይ/ገጽ ላይ/ገጽ ላይ Jericho Lands ODP By-law will regulate permitted floor area, land uses, housing tenures, public amenities, and development phasing. While the ODP does not regulate building height, the conceptual site plan for ገጽ ላይ/ገጽ ላይ/ገጽ ላይ Jericho Lands, as described in the Policy Statement, contains a variety of building forms and heights, ranging from 4 to 49 storeys (see Figure 2).

Figure 2: Illustrated Development Concept.



Land Use and Density

A mix of land uses will create a high-density, mixed-use community on rapid transit with a variety of residential, commercial, light industrial, cultural and institutional uses. At full build-out the community will include up to 1,263,481 sq. m. (13,599,996 sq. ft.) of development, of which up to 1,175,000 sq. m (12,647,595 sq. ft.) will be residential use, and a minimum of 46,451 sq. m (499,994 sq. ft.) must be provided for retail, service and office uses. These are gross floor area figures, and do not include typical floor area exclusions. This will provide approximately 13,000 new homes for around 24,000 residents and employment spaces for around 3,000 new jobs.

Affordable Housing

Of the residential floor area for ᑲᓐᓂᓐᓂᓐ/ᓂᓐᓂᓐᓂᓐ/Jericho Lands, a minimum of 20% is to be used for social housing (~2,600 homes). In addition, a minimum of 10% of the residential floor area (~1,300 homes) is to be used for secured market rental housing and below-market rental housing, of which a minimum of 25% must be used for below-market rental housing. Affordable housing should be included in each sub-area and delivered as part of each rezoning phase.

Given the need for senior government and partner funding to achieve the affordable housing targets, and potential opportunities for attainable homeownership in partnership with the Province, the ODP has flexibility to allow consideration of alternative approaches to affordable housing delivery. For each rezoning, secured market rental housing and/or below-market rental housing may be considered by the City as an alternative to delivering social housing if sufficient senior government and partner funding is not available.

Public Amenities

The provision of public amenities, as identified in the ᑲᓐᓂᓐᓂᓐ/ᓂᓐᓂᓐᓂᓐ/Jericho Lands Policy Statement, is included in the ODP, including parks and open spaces totalling 12.14 hectares; a 50,000 sq. ft. community centre; 15,000 sq. ft. of social spaces; child day care facilities (259 spaces for 0-4 year olds); 15,000 sq. ft. of cultural facilities; and a 10,000 sq. ft. non-traditional library (“House of Learning”).

The Policy Statement identifies the long-term need for a new Vancouver School Board elementary school on ᑲᓐᓂᓐᓂᓐ/ᓂᓐᓂᓐᓂᓐ/Jericho Lands, and this is reflected in the ODP. A new elementary school site for up to 550 students is included in the plan with opportunities for co-location with other community amenities and/or affordable housing. Staff note that school funding is the responsibility of the Province.

Ownership Model

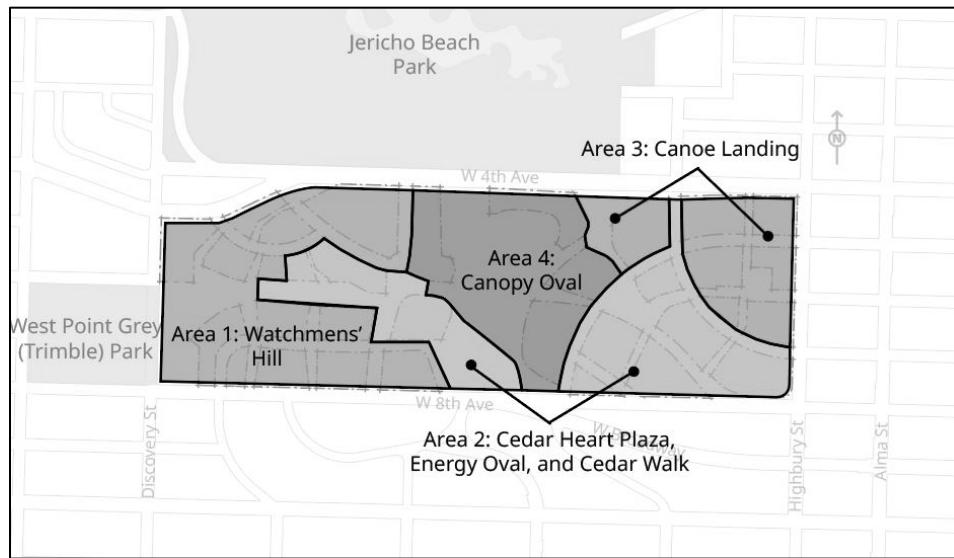
The City supports the long-term retention of ᑲᓐᓂᓐᓂᓐ/ᓂᓐᓂᓐᓂᓐ/Jericho Lands by the MST Nations, which includes retaining ownership of the community amenities. The Government-to-Government relationship between the MST Nations and the City will be reflected in the ownership and operating agreements for community amenities. 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.

3. Development Phasing / Sub-Areas

It is expected ᑲᓐᓂᓐᓂᓐ/ᓂᓐᓂᓐᓂᓐ/Jericho Lands will build out over approximately 25 years in four phases/sub-areas, as illustrated on Figure 3. The sequence of each rezoning phase of development is expected to generally follow: Watchmens’ Hill Phase; Cedar Heart Plaza, Energy Oval, and Cedar Walk Phase; Canoe Landing Phase; and Canopy Oval Phase.

The phasing strategy has been devised so that the first phase of development can be delivered independently of UBCx. In addition, both the Policy Statement and ODP contain provisions to ensure that if the implementation of UBCx (including delivery of the proposed Jericho Station) is later than the completion of the first phase or a decision is made not to build UBCx, and/or if the alignment and Jericho Station location change significantly from the current assumption, the ᑲᓐᓂᓐᓂᓐ/ᓂᓐᓂᓐᓂᓐ/Jericho Lands site plan and approach to phasing will be reviewed and adjusted as necessary.

Figure 3: Sub-Areas and Development Phasing



4. Public Input

Policy Statement Stage - Over a four-year period, Staff undertook extensive community and stakeholder engagement to inform the preparation of the ᑲᓐᓂᓐᓂᓐ/ᓂᓐᓂᓐᓂᓐ/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.

ODP Public Notification – The draft ODP and supplementary information including an ODP Backgrounder and One Water Approach Summary were provided on the Shape Your City (shapeyourcity.ca) platform. A listserv email was sent to approximately 1,860 people who had signed up for Jericho Lands project updates through the Jericho Lands planning program.

ODP Question and Answer Period – A virtual Question and Answer period was held on Shape Your City from February 6 to March 3, 2025 (extended from February 20 in response to requests from the public). Over the period, questions were submitted by the public and posted along with a staff response. Please see Appendix B for a summary of ‘frequently asked questions’ and staff responses.

Financial Implications

The total cost of the public benefits package for the ᑲᓐᓂᓐᓂᓐ/ᓂᓐᓂᓐᓂᓐ/Jericho Lands development was estimated at ~\$1.3 billion (2024\$).

Based on a pro forma analysis undertaken by a land economics consultant (Coriolis Consulting), the ᑲᓐᓂᓐᓂᓐ/ᓂᓐᓂᓐᓂᓐ/Jericho Lands development can fund the

necessary utility and public works infrastructure as well as 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, for an estimated cost of ~\$550 million.

Delivering the full target of 20% social housing (~2,600 homes), for an estimated cost of ~\$760 million, will require senior government partnerships and contributions. Otherwise, the project would likely be able to deliver ~16% social housing (~2,000 homes). Should a cash contribution be required of the MST Partnership towards the proposed UBCx project, this would further reduce the ability of the development to deliver social housing and therefore more senior government contributions would be required to achieve the full 20% target. 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.

Under the co-management model proposed for the ገጽ 8 / ገጽ 8 / Jericho Lands development, the MST Nations will retain ownership of all of the social housing and community amenities, while the City (and its Boards) may operate some over the long-term. Any operating and maintenance costs associated with this co-management model will be confirmed and addressed as part of the City’s mid to long-term financial and capital planning and annual budget processes.

This site is subject to both the *City-wide and Utilities Development Cost Levy (DCL) By-laws*. DCLs will be calculated based on the floor area and the rates in effect at the development permit stage. Social housing is exempt from paying City-wide and Utilities DCLs, and secured market rental housing may be eligible for a City-wide DCL waiver. Eligible community facilities pay a nominal DCL amount.

The site is also subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area in each rezoning phase meets the minimum 9,290 sq. m (100,000 sq. ft.). The amount will be calculated based on the floor area and the rate in effect at the development permit stage. Applicants may elect to provide on-site artwork or cash in lieu (at 80% of the public art budget).

CONCLUSION

The General Manager of Planning, Urban Design and Sustainability recommends that the ገጽ 8 / ገጽ 8 / Jericho Lands Official Development Plan be approved to establish development allowances and public amenity obligations, across the site and by development phase.

* * * * *

Proposed ʔəyalməxw/Iyálməxw/Jericho Lands Official Development Plan

Note: A draft By-law will be prepared generally in accordance with the provisions listed below, which are subject to change and refinement prior to posting to the satisfaction of the Director of Legal Services.

BY-LAW NO. _____

**A By-law to adopt the
ʔəyalməxw/Iyálməxw/Jericho Lands Development Plan
as an official development plan**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council adopts, as an official development plan, the instrument entitled “ʔəyalməxw/Iyálməxw/Jericho Lands Official Development Plan” attached to this By-law as Schedule A.
2. Schedule A forms part of this By-law.
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this _____ day of _____, 2025

Mayor

City Clerk

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Official Development Plan Purpose and Relationship to Policy Statement

The Policy Statement is the primary, comprehensive policy framework, including for the weaving of x^wməθk^wəyəm, Skwχwú7mesh, and səlilwətaʔ culture, to guide the preparation and review of rezoning and development permit applications for ʔəyalməx^w/Iyálməxw/Jericho Lands. The Official Development Plan complements the Policy Statement and provides more specific requirements for select land use, public benefits, and phasing provisions in a by-law.

SECTION 1 INTERPRETATION

Definitions

1.1 In this instrument:

“affordable housing” means social housing, secured market rental housing, and below-market rental housing;

“attainable homeownership” means discounted leasehold homeownership dwelling units as defined by the Provincial “Attainable Housing Initiative” or successor programs or initiatives as defined by the Province;

“below-market rental housing” means dwelling units where the maximum starting rents and rents at unit turnover are below the average rents for all private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the Rental Market Report in the previous calendar year with the depth of discount determined at the time of rezoning in accordance with City of Vancouver policy, and the starting rent and turnover rent requirements are secured through a housing agreement;

“commercial uses” means the uses set out in section 2.5.2;

“community facility uses” means the uses set out in section 2.5.5;

“cultural facilities” means the use of premises to provide dedicated arts and cultural spaces, inclusive of x^wməθk^wəyəm, S_kw_xwú7mesh, and səliiwətaʔ self-determined spaces, such as spaces for cultural production, ceremonies and presentation;

“flex uses” mean the uses set out in section 2.5.3;

“Jericho Lands” means the site within the Jericho Lands Official Development Plan Boundary on Figure 1;

“light industrial uses” means manufacturing, service, and wholesale uses that are compatible with dwelling uses and that each rezoning by-law expressly allows;

“Official Development Plan” means this instrument, being the official development plan for Jericho Lands; and

“social facilities” means the use of premises to provide dedicated social spaces, inclusive of the x^wməθk^wəyəm, S_kw_xwú7mesh, and səliiwətaʔ self-determined spaces, such as spaces for ceremonies, healing, employment training, youth, Elders, and families.

Imported Definitions

1.2 Except for the definitions set out in section 1.1, the definitions in section 2 of the Zoning and Development By-law apply to this Official Development Plan.

Table of Contents and Headings

- 1.3 The table of contents and headings in this Official Development Plan are for convenient reference only and are not for use in interpreting or enforcing this Official Development Plan.

Official Development Plan Provisions

- 1.4 The provisions of this Official Development Plan apply to the whole of ʔəyalməxw/lyálmexw/Jericho Lands, and to development of the whole of ʔəyalməxw/lyálmexw/Jericho Lands, unless the Official Development Plan states expressly that a provision applies to a particular area.

Figures

- 1.5 The figures in this Official Development Plan are by way of illustration only.

Severability

- 1.6 A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law and is not to affect the balance of this by-law.

SECTION 2

LAND USE

Land Use Objectives

- 2.1 The major land use objectives of this Official Development Plan are to:
- (a) create a high-density mixed-use community on rapid transit with a variety of housing and employment spaces, combined with services and amenities to meet daily needs within an easy walk or roll;
 - (b) provide a range of affordable housing options throughout the site, including social housing and secured market rental housing and below-market rental housing;
 - (c) integrate a diverse range of commercial and light industrial uses throughout the site; and
 - (d) provide new community amenities to support growth and liveability.

Strategy

- 2.2 Figure 3 illustrates the overall land use strategy for ʔəyálməxʷ/lýálməxw/Jericho Lands.

Density

- 2.3 The floor area for all uses developed after the date of enactment of this by-law must not exceed 1,263,481 m².

Land Use Conditions

- 2.4 All uses of land in ʔəyálməxʷ/lýálməxw/Jericho Lands are subject to this Official Development Plan; to approval by the Director of Planning of the form of development; to all conditions, applicable guidelines and policies adopted by Council; to individual rezonings; and to the conditions set out in any zoning by-law or development permit.

Specific Land Uses

- 2.5 The only uses permitted in ʔəyálməxʷ/lýálməxw/Jericho Lands are as follows:

Dwelling Uses

- 2.5.1 Dwelling uses are permissible in all sub-areas in the locations generally as indicated on Figure 3, are to include a diverse housing mix serving a range of household types and incomes and:
- (a) the total floor area for dwelling uses in all sub-areas is not to exceed 1,175,000 m²;
 - (b) a minimum of 30% of the total residential floor area must be used for affordable housing, as follows:
 - (i) a minimum of 20% of the total residential floor area must be used for social housing,
 - (ii) a minimum of 10% of the total residential floor area must be used for secured market rental housing and below-market rental housing, of which a minimum of 25% must be used for below-market rental housing,

- (iii) affordable housing should be included in each sub-area and delivered as part of each rezoning,
 - (iv) given the need for senior government and partner funding to achieve the affordable housing targets on the site as defined in 2.5.1(b), for each rezoning, secured market rental housing and/or below-market rental housing may be considered by the City as an alternative to delivering social housing if sufficient senior government and partner funding is not available,
 - (v) for each rezoning, attainable homeownership may be considered by the City as an alternative to any 1 or more of the following: social housing, secured market rental housing, and below-market rental housing, and
 - (vi) conditions securing attainable homeownership units will be determined at the time of rezoning;
- (c) target 50% of the social housing units (with a minimum of 35%) to be 2 or more bedroom dwelling units, suitable for families with children; and
 - (d) a minimum of 35% of all strata leasehold, secured market rental and below-market rental housing must be 2 or more bedroom dwelling units, of which a minimum of 10% must be 3-bedroom dwelling units, suitable for families with children, except that through rezonings, the 10% 3-bedroom dwelling unit requirement for secured market and below-market rental housing may be adjusted if it is demonstrated that it jeopardizes the financial viability of a rental housing development.

Commercial Uses

- 2.5.2 Retail uses, service uses and office uses are permissible in all sub-areas in the locations generally as indicated on Figure 3, and:
- (a) a minimum floor area of 46,451 m² must be provided for retail uses, service uses and office uses combined, of which a minimum floor area of 23,225 m² must be provided for retail uses and service uses combined, except for hotel use;
 - (b) one anchor grocery store with a minimum floor area of 4,645 m² must be provided in Area 2: Cedar Heart Plaza, Energy Oval, and Cedar Walk on Figure 7 near Jericho Station;
 - (c) both retail uses and service uses are required in all sub-areas; and
 - (d) commercial-retail units are to include a mix of types and sizes.

Flex Uses

- 2.5.3 The intent of allowing flex uses is to create a vibrant, interesting and diverse mix of uses along key streets, walking routes and greenways. They are permissible in all sub-areas in the locations generally as indicated on Figure 3 and:
- (a) flex uses are any or all of the following:
 - (i) cultural and recreational uses, except for the uses identified in sections 2.5.5 and 2.5.6 below,
 - (ii) institutional uses, except for the uses identified in sections 2.5.4 and 2.5.5 below,
 - (iii) light industrial uses,
 - (iv) digital entertainment and information communication technology, and
 - (v) social facilities and cultural facilities;
 - (b) a minimum floor area of 23,226 m² must be provided for flex uses, and of that amount, a minimum floor area of 2,787 m² must be provided for social facilities and cultural facilities combined;
 - (c) social facilities and cultural facilities, secured to the City's satisfaction for public use and benefit, are to be exempt from the computation of floor area to the extent set out in each rezoning by-law; and

- (d) a review of the size and location of proposed flex uses is to occur at the time of each rezoning to minimize adverse impacts on dwelling and other uses.

School Uses

2.5.4 In Area 4:

- (a) an airspace parcel for a Vancouver School Board K-7 elementary school with a minimum floor area of 5,000 m², generally located as indicated on Figure 3 must be provided;
- (b) the indoor and outdoor space requirements and the approach to school delivery are to be confirmed with the Vancouver School Board at the time of the applicable rezoning; and
- (c) the Vancouver School Board K-7 elementary school, secured to the City's satisfaction for public use and benefit, is to be exempt from the computation of floor area to the extent set out in the applicable rezoning by-law.

Community Facility Uses

2.5.5 Community facilities are to support growth and liveability and complement the other land uses, and:

- (a) must include:
 - (i) an airspace parcel for a community centre with a minimum floor area of 4,645 m², of which a minimum floor area of 1,858 m² must be provided on the ground floor, and
 - (ii) child day care facilities with a minimum total of 259 spaces;
- (b) should include an airspace parcel for a library (House of Learning) with a minimum floor area of approximately 929 m²;
- (c) Figure 3 indicates the general locations for community facilities;
- (d) specific locations for such community facilities must be identified at the time of the applicable rezonings;
- (e) a minimum of 1 child day care facility is required to be delivered in each sub-area; and
- (f) community facilities, secured to the City's satisfaction for public use and benefit, are to be exempt from the computation of floor area to the extent set out in each rezoning by-law.

Parks and Public Open Spaces

2.5.6 Development is to include a minimum of 12.14 hectares of parks and public open spaces in the sub-areas, generally located as indicated on Figure 4, to serve residents, workers and visitors, and to enhance the site's ecological network and natural systems, and:

- (a) each applicable rezoning is to include the establishment of the boundaries of parks and public open spaces;
- (b) portions of greenways and pathways included in the calculation of park and public open space are to be determined with each rezoning; and
- (c) calculation of park and public open space is to exclude areas within publicly accessible courtyards and semi-public pathways.

Public Utility Uses

2.5.7 To be determined at the time of each rezoning, public utility uses are permissible in all sub-areas, and are to be exempt from the computation of floor area to the extent set out in each rezoning by-law.

Interim Land Uses

- 2.5.8 As development is to occur over many years, interim land uses that are compatible with existing uses and adjacent development are subject to development permits limited to 5 years and may be permissible in the sub-areas. The Development Permit Board or Director of Planning may renew development permits for interim uses for subsequent terms of less than or equal to 5 years, and:
- (a) space should be provided for an interim fire hall on the site while Fire Hall No. 19 is being renewed and expanded; and
 - (b) portions of the site may be used on an interim basis to facilitate the proposed Millennium Line UBC Extension (UBCx) SkyTrain construction, such as staging and laydown areas and station development.

SECTION 3

DEVELOPMENT PHASING

Phasing Strategy Objectives

- 3.1 The principal objectives underpinning the phasing strategy are to:
- (a) coordinate with the proposed UBCx SkyTrain construction timing, alignment, station box, and laydown yard requirements;
 - (b) integrate the proposed UBCx Jericho Station with adjacent development (building designs to be completed with the station design at the time of the applicable rezoning);
 - (c) provide amenities, retail, service and commercial uses with each phase to support a walkable, complete community as it grows;
 - (d) integrate housing for a range of household types, tenures and levels of affordability and attainability across the site;
 - (e) work with the land and water, such as the Ridge and above and below grade water channels;
 - (f) ensure efficient vehicular access, primarily through the loop roads;
 - (g) ensure the site is serviced and meets the City's requirements, targets, and/or criteria at each phase of development; and
 - (h) manage the displacement of existing residents through phasing.

Development Phasing

- 3.2 The anticipated sequence of each rezoning phase of development is to generally follow: Watchmens' Hill Phase; Cedar Heart Plaza, Energy Oval, and Cedar Walk Phase; Canoe Landing Phase; and Canopy Oval Phase, for the sub-areas as shown on Figure 7. The anticipated sequence is to be subject to review from time to time, always in light of the objectives set out in section 3.1, but taking into account factors such as the considerable length of the development process and market conditions prevailing at the time of the review, and, as a result of any such review, the sequence of phasing may change.

If the implementation of Millennium Line UBC Extension (UBCx) (including the delivery of the proposed Jericho Station) is later than the completion of development in Phase 1 or a decision is made not to build Millennium Line UBC Extension (UBCx), and/or if the alignment and Jericho Station location change significantly from the current assumption, the Jericho Lands site plan shown on Figure 2, the Jericho Lands Policy Statement, this Official Development Plan By-law, and the approach to phasing and timing of delivery of the subsequent phases will be reviewed. Adjustments will be made if necessary to ensure that future phases of development do not exceed the capacity of the site and surrounding movement network to address mobility needs in line with the City's sustainable mobility policies.

Sub-Areas

- 3.3 Each sub-area is to include the following uses and restrictions on use:

Area 1: Watchmens' Hill

3.3.1 Watchmens' Hill is to include:

- (a) residential floor area consisting of approximately 370,000 m²;
- (b) non-residential floor area (commercial uses, flex uses and community facility uses) consisting of approximately 37,000 m², including a child day care facility; and
- (c) park and public open space, consisting of approximately 2.77 hectares.

Area 2: Cedar Heart Plaza, Energy Oval, and Cedar Walk

3.1.2 Cedar Heart Plaza, Energy Oval, and Cedar Walk is to include:

- (a) residential floor area consisting of approximately 395,000 m²;
- (b) non-residential floor area (commercial uses including the grocery store as described in section 2.5.2(b), flex uses and community facility uses) consisting of approximately 15,000 m², including 2 child day care facilities; and
- (c) park and public open space, consisting of approximately 3.89 hectares.

Area 3: Canoe Landing

3.1.3 Canoe Landing is to include:

- (a) residential floor area consisting of approximately 230,000 m²;
- (b) non-residential floor area (commercial uses, flex uses and community facility uses) consisting of approximately 14,000 m², including child day care facility; and
- (c) park and public open space, consisting of approximately 1.46 hectares.

Area 4: Canopy Oval

3.1.4 Canopy Oval is to include:

- (a) residential floor area consisting of approximately 180,000 m²;
- (b) non-residential floor area (commercial uses, flex uses, school uses and community facility uses) consisting of approximately 23,000 m², including a child day care facility, the elementary school referred to in section 2.5.4, the community centre referred to in section 2.5.5(a)(i), and the library (House of Learning) referred to in section 2.5.5(a)(ii); and
- (c) park and public open space, consisting of approximately 4.02 hectares.

SECTION 4 FIGURES

Figure 1: Jericho Lands Official Development Plan boundaries

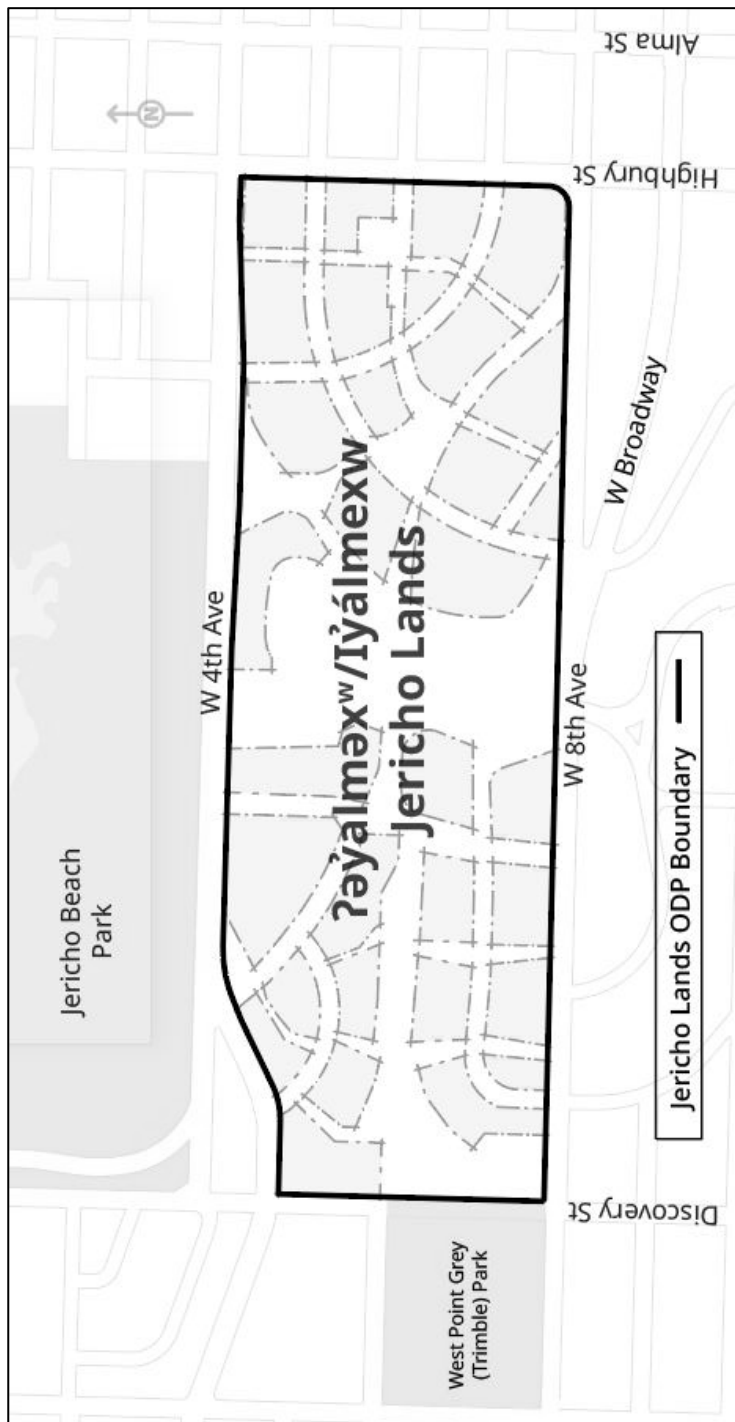


Figure 2: Illustrative site plan



Figure 3: Land Use

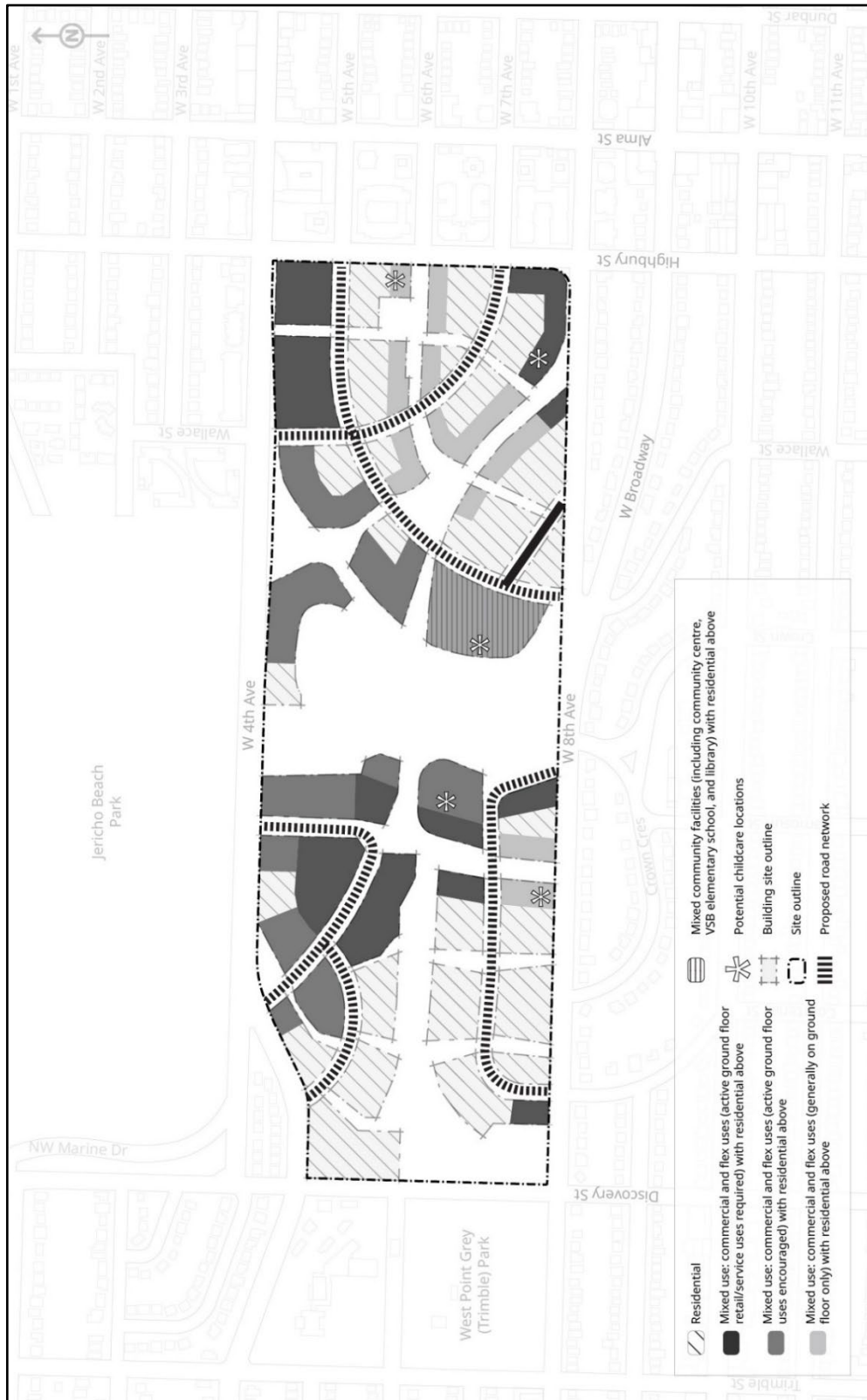


Figure 4: Parks and Public Open Spaces

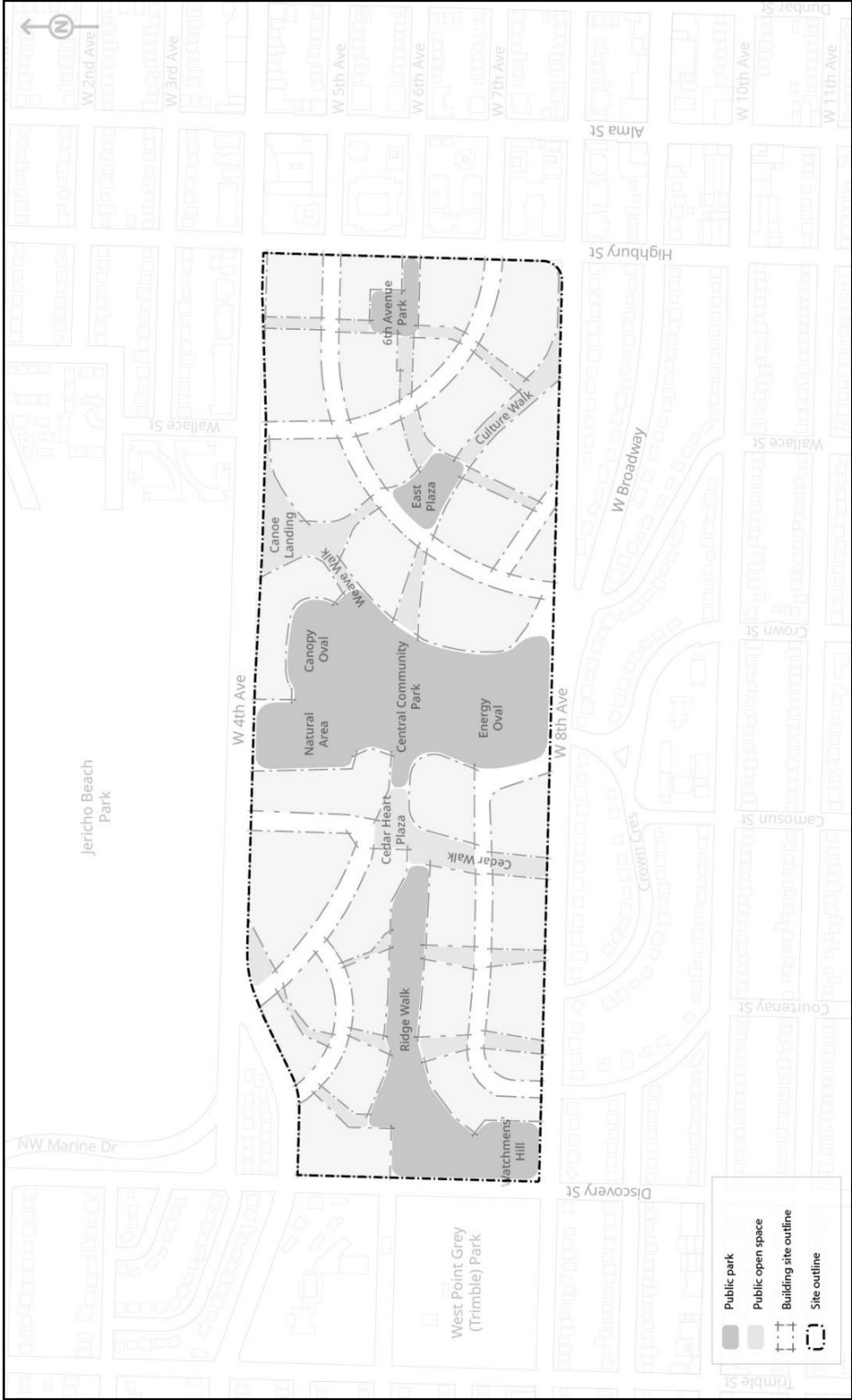


Figure 5: Mobility network

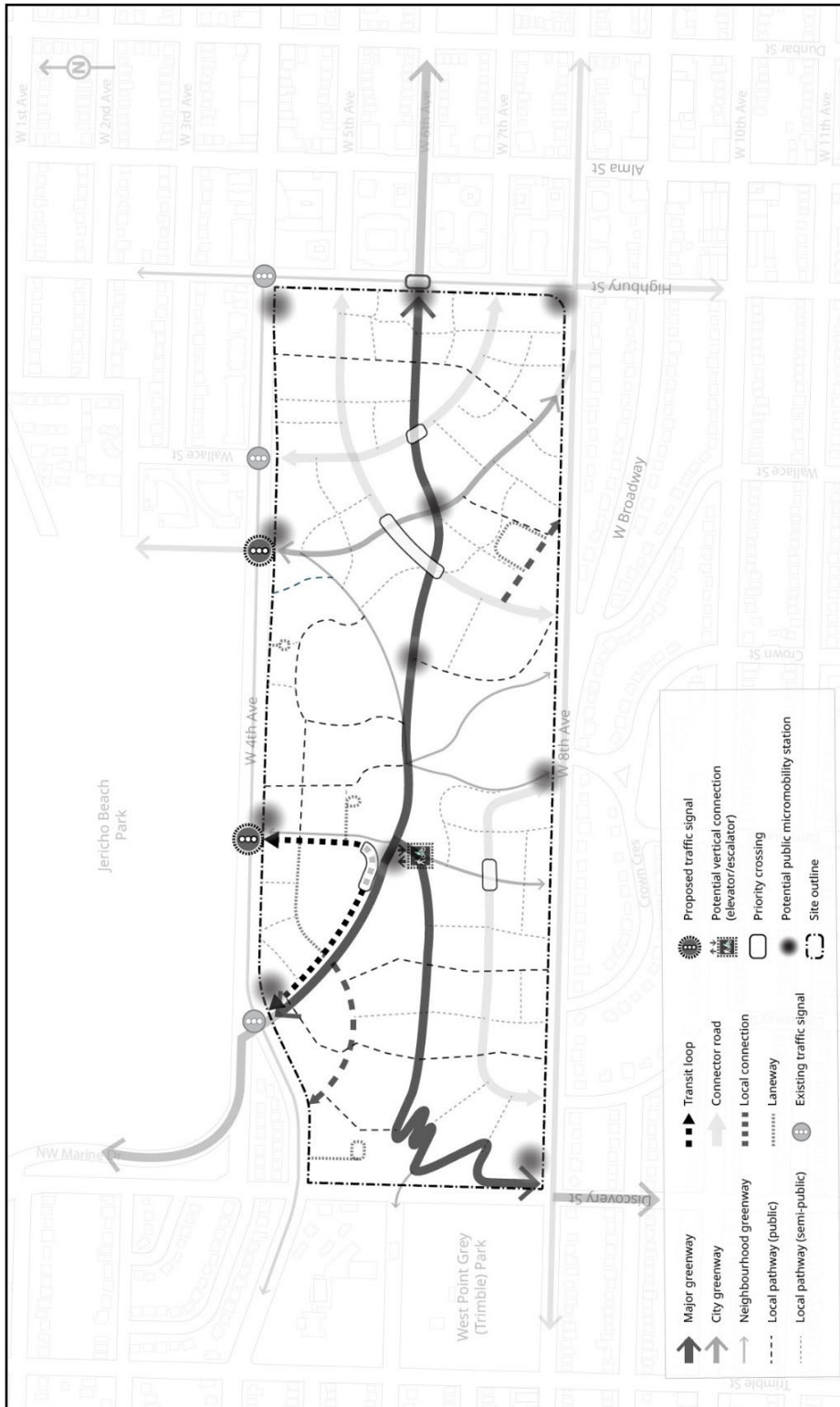


Figure 6: Transit

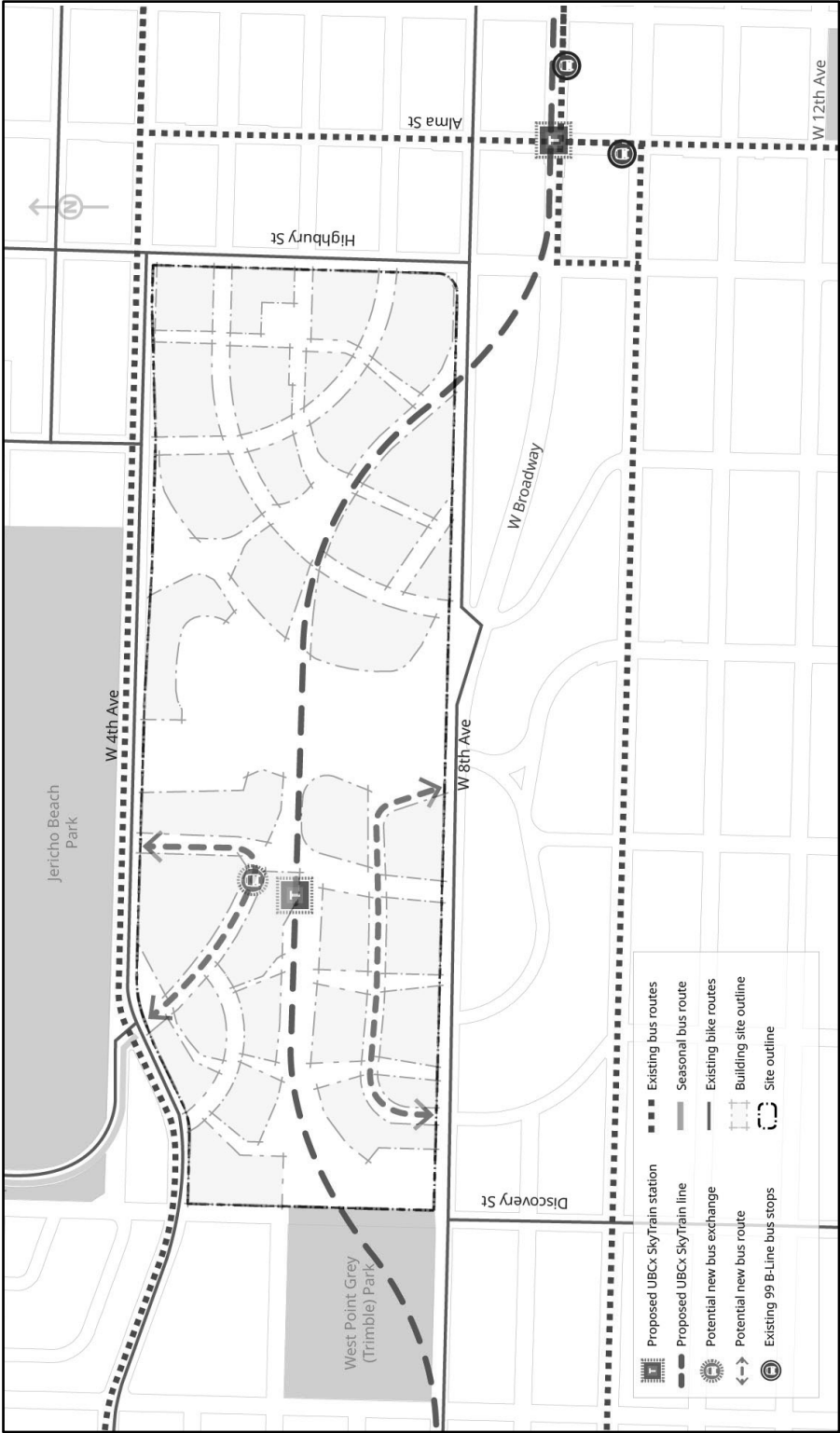


Figure 7: Sub-areas and development phasing



Additional Information: Frequently Asked Questions and Staff Responses

1. *Why should taxpayers be responsible for funding the minimum of 20% affordable housing? What if government subsidies are not available?*

The Municipal, Provincial and Federal governments have identified an affordable and varied housing stock as an important foundation to support a growing population and ensure diverse and economically vibrant communities. In Vancouver, rising rents and housing prices have outpaced local incomes, creating challenges for households across the housing continuum. The lack of affordable housing options can be felt in rising rates of homelessness and low- and moderate-income households increasingly pressured to find and maintain secure housing in the city.

For these reasons, the Provincial Government through the [Homes for People Action Plan](#) and the Federal Government through the [National Housing Strategy](#) have both prioritized funding and financing programs to help create affordable homes that meet the needs of low-income Canadians. These programs, in conjunction with municipal tools such as development contributions and fee waivers, create the enabling environment for new affordable housing to be built.

Through the Policy Statement process, the City commissioned a pro forma analysis to determine the financial capacity of the ʔəyálməxw/lyálməxw/Jericho Lands development to fund and deliver the public amenity and infrastructure 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 MST Partnership towards the proposed UBCx Skytrain extension, 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.

Noting that the project is expected to build out over approximately 25 years, should the above noted programs no longer be available in the future, both the Policy Statement and the ODP provide for consideration on a case-by-case basis of other housing types that are also needed in Vancouver. For each rezoning, secured market rental housing and/or below-market rental housing may be considered by the City as an alternative to delivering social housing if sufficient senior government and partner funding is not available.

2. *Does the ODP remove obligations for the MST Partnership to provide affordable housing (social and below market rental) requirements?*

No, the ODP reinforces the affordable housing expectations included in the Policy Statement. The Policy Statement and ODP both include direction to 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). However, as noted above secured market rental housing and/or below-market rental housing may be considered by the City as an alternative to delivering social housing if sufficient senior government and partner funding is not available.

In addition to social and secured rental housing, the residential tenure mix may include, as a form of affordable housing, 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 determined through the rezoning stages of the project.

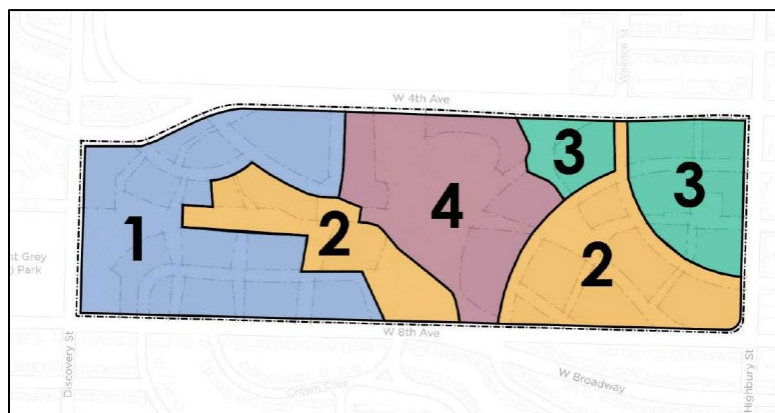
3. *Why are the main community amenities, including the community centre and the public school, not being built until the last phase of development?*

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

The development phasing established in the Policy Statement includes delivery of amenities such as childcare facilities, parks and open spaces, and affordable housing within each phase to support a complete community as it emerges. The ODP maintains this approach and the specifics of timing and triggers for the delivery of community amenities and infrastructure will be explored further and established through the rezoning stages.

Development phasing is expected to proceed as shown in Figure 1, with each phase subject to a site-specific rezoning process.

Figure 1: Preliminary Phasing Plan



Delivery of the Community Centre is anticipated in Phase 4, reflecting the interaction of site servicing requirements, its location in proximity to the proposed SkyTrain station and future park space, and the expected accrual of amenity contributions from the development over time.

Regarding the public school, through the Policy Statement process City staff worked with Vancouver School Board (VSB) staff to determine future needs in the area, based on the anticipated capacity at existing schools and the estimated school age population on ʔəyalməxw/Iyálməxw/Jericho Lands. VSB determined that nearby elementary schools can accommodate elementary school-age children in the short to medium term. Over the longer term a new elementary school will be needed on the site, and it is currently included in Phase 4.

School funding is the responsibility of the Province. The City, VSB and the MST Partnership 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 in an earlier phase may be warranted.

4. *What will happen to the ʔəyalməxw/Iyálməxw/Jericho Lands Policy Statement if the SkyTrain extension to UBC (UBCx) is not funded? What if there is no decision on UBCx before the MST Partnership wants to proceed with the first phase of development?*

The development phasing strategy has been devised so that the first phase of development can be delivered independently of UBCx. In addition, both the Policy Statement and ODP contain provisions to ensure that:

- if the implementation of UBCx is later than the completion of the first phase of development, or a decision is made not to build UBCx, adjustments will be made as necessary to ensure that development does not exceed the capacity of the site and surrounding movement network to address mobility needs in line with the City's sustainable mobility policies; and
- if the alignment and station location change significantly from current assumptions in the Policy Statement and ODP, the site plan and approach to phasing will be reviewed and adjusted as necessary.

5. *Why does the draft ODP have so little information in it? Why are building heights not specified in the draft ODP?*

The ʔəyalməxw/Iyálməxw/Jericho Lands Policy Statement is the primary, comprehensive policy framework to guide rezonings and development of ʔəyalməxw/Iyálməxw/Jericho Lands. The Policy Statement contains specific policies for reconciliation, land use and density, parks and open space, site ecology, built form and site design, sustainability, transportation, community amenities, and more. Building heights are addressed in the Built Form and Site Design Chapter.

The purpose of the ODP is to complement the Policy Statement, providing more certainty as a by-law to support the MST Partnership in securing financing from lenders and thereby facilitate project implementation. The ODP simply translates the key elements of the Policy Statement related to permitted floor areas, land uses, housing tenures, public amenities, and development

phasing into an ODP format and by-law language. The ODP does not alter any of the provisions contained within the Policy Statement.

6. *What are the key steps and timelines we can expect in the years ahead?*

The next step in the process is the rezoning for the first phase of development. The MST Partnership is currently advancing technical work to prepare a rezoning application for the first phase, which is expected to be submitted to the City in late 2025 or early 2026. Subject to Council approval of the rezoning, the remaining steps in the City approvals process prior to construction will be the Development Permit and Building Permit stages.

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