

Jericho Lands Official Development Plan - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-15	15:39	Jericho Lands Official Development Plan	Other	<p>From: Nancy Kann s. 22(1) Personal and Confidential On Behalf Of Stephen Anthony Sent: Tuesday, April 15, 2025 2:10 PM To: Sim, Ken <Ken.Sim@vancouver.ca>; Bligh, Rebecca <Rebecca.Bligh@vancouver.ca>; Dominato, Lisa <Lisa.Dominato@vancouver.ca>; Fry, Pete <Pete.Fry@vancouver.ca>; Kirby-Yung, Sarah <Sarah.Kirby-Yung@vancouver.ca>; Klassen, Mike <Mike.Klassen@vancouver.ca>; Meiszner, Peter <Peter.Meiszner@vancouver.ca>; Montague, Brian <Brian.Montague@vancouver.ca>; Zhou, Lenny <Lenny.Zhou@vancouver.ca>; Civic Agencies & Committees Information <civicagenciesinfo@vancouver.ca> Cc: Stephen Anthony s. 22(1) Personal and Confidential Subject: The Future of WPGA on the Jericho Lands - Letter to the City of Vancouver April 2025</p> <p>Dear Mayor and City Councillors,</p> <p>Please find attached a letter from Stephen Anthony, the Head of School at West Point Grey Academy relating to the Jericho Hill development.</p> <p>Thank you.</p> <p>Nancy Kann Executive Assistant to Head of School West Point Grey Academy s. 22(1) Personal and Confidential</p> <p>s. 22(1) Personal and Confidential s. 22(1) Personal and Confidential Shaping Lives of Inquiry, Action and Joy</p> <p>Since 1996, West Point Grey Academy has gratefully resided on the Jericho Lands, the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam Indian Band), Skwxwú7mesh (Squamish) Nation and sə́lílwətaʔ (Tsleil-Waututh) Nation. Honoured to learn and play on these beautiful lands, we endeavour to be a leader in Indigenous education. In creating shared understanding and opportunities, we hope to help foster a more equitable society for all.</p>	organization West Point Grey Academy		Appendix A
2025-04-14	20:44	Jericho Lands Official Development Plan	Other	<p>Yes! We need more housing in Vancouver! Before we move the people, let's make sure that the neighborhood is ready for the people! We need amenities in this area! Not only transportation but also school, hospital, fire station, supermarket and everything else! We are talking about doubling the population with no plan of any support for the people lives here.</p>	Caroline Cheung	West Point Grey	

2025-04-15	12:54	Jericho Lands Official Development Plan	Other	<p>From: Ursula Litzcke <S. 22(1) Personal and Confidential> Sent: Monday, April 14, 2025 4:54 PM To: Sim, Ken <Ken.Sim@vancouver.ca>; Klassen, Mike <Mike.Klassen@vancouver.ca>; Meiszner, Peter <Peter.Meiszner@vancouver.ca>; Montague, Brian <Brian.Montague@vancouver.ca>; Kirby-Yung, Sarah <Sarah.Kirby-Yung@vancouver.ca>; Bligh, Rebecca <Rebecca.Bligh@vancouver.ca>; Dominato, Lisa <Lisa.Dominato@vancouver.ca>; Zhou, Lenny <Lenny.Zhou@vancouver.ca>; Fry, Pete <Pete.Fry@vancouver.ca>; Orr, Sean <Sean.Orr@vancouver.ca>; Maloney, Lucy <Lucy.Maloney@vancouver.ca>; S. 22(1) Personal and Confidential Cc: S. 22(1) Personal and Confidential Larry Bengé S. 22(1) Personal and Confidential Subject: A Message from the Jericho Coalition: Public Hearing This Week</p> <p>Dear Council,</p> <p>The MSTDC's plan proposes excessive density and height and a infrastructure capacity. and without considering surrounding neighbourhoods and parks.</p> <p>This current plan is entirely based on transit-oriented development related to the proposed on-site transit station for UBCx. However, there is no business case, approval or funding yet for UBCx, so it might be postponed indefinitely or never built.</p> <p>There has to be a complete alternative scaled-back plan in place in case UBCx does not proceed. Without that alternative, the public would have no clear idea of what MSTDC would build and how it would impact the neighbourhoods.</p> <p>There is very little information in the current draft ODP, which is intended to align with and be informed by the detailed Jericho Lands Policy Statement approved in January 2024. However, this draft ODP does not have height limits or a form of development designation, only maximum square footage and land uses per phase. To find out what MSTDC and the City propose in terms of height and forms of development, one must refer to the separate Jericho Lands Policy Statement. This statement can be changed at any Council Meeting without a public hearing, with only a minimum majority of six votes on Council.</p> <p>Vancouver City Council must halt the Official Development Plan for the Jericho Lands because it is a colossal taxpayer giveaway to the developer.</p> <p>The MSTDC's plan is predicated on the UBC subway extension, which taxpayers and partners must fund for the benefit of BC's largest private development corporations. The massive 66 luxury high-rise towers, up to 49 storeys, would be highly profitable for the developers and outrageously</p>	Ursula Litzcke	Kitsilano	
------------	-------	---	-------	--	----------------	-----------	--

expensive for Vancouver, BC, and federal taxpayers.

1

The proposed development seriously impacts two adjacent public parks by blocking iconic views and casting dark shadows. A city by-law states that buildings cannot shade public parks. Why is the City treating this developer more favourably than other developers and bending by-laws and due process to meet its needs?

The Jericho Coalition has proposed an alternative low-rise, more livable, and environmentally friendly vision that allows for significant new missing-middle, more affordable housing without the vast drawbacks of concrete and steel skyscrapers. Jericho Coalition's Forum Research poll showed that 72% of citywide respondents agreed that the proposed development was too dense and that the City should reject it on this basis and prefer the Jericho Coalition's alternative approach.

The MSTDC plan ignores the need to climate-proof the newly built development by planning to build the majority of its 66 high-rise towers from 12 to 49 storeys with concrete and steel, thus forfeiting the opportunity to make Jericho Lands "ground zero" for a new modular, prefabricated wood and mass timber industry for the benefit of the landowners and the BC's forest industry.

Community concerns expressed to date, for example, about (i) excessive density, (ii) lack of infrastructure, and (iii) the need to seriously consider the Jericho Coalition's alternative proposal, remain largely unaddressed. Instead of addressing concerns, the developer and the City increased the height of the tallest skyscrapers from 39 to 49 storeys and the number of units from 9,000 to 13,000, resulting in more than 28,000 new residents.

The ODP proposes private ownership of amenities that is unprecedented and unacceptable, as is the timeline for their development. We strongly oppose the developer retaining ownership of public amenities and providing them only in the last development phase. The developer proposes maintaining ownership of the parks, community centre, daycare, and Vancouver School Board school. Ownership by a private corporation is a radical departure from standard practice for public amenities to have City / Park Board ownership. Moreover, the amenities are only proposed for the last phase of development, which could be 30 years with massive population increases, but without amenities. This situation is reminiscent of the Olympic Village and the promised secondary school that was to accommodate the new resident families there.

Vancouver City Council should responsibly defer the adoption of the Jericho Lands ODP until all the foregoing concerns have been addressed. At that point, a revised draft of the ODP should be circulated for public comment before the approval process begins again.

				<p>Repeated "unanimous approval" without addressing any of the concerns raised by the very public that City Council supposedly serves is not democracy at work.</p> <p>Respectfully, Ursula Litzcke [REDACTED]</p>			
2025-04-15	13:55	Jericho Lands Official Development Plan	Other	<p>From: Colleen Miller [REDACTED] Sent: Monday, April 14, 2025 6:13 PM To: Sim, Ken <Ken.Sim@vancouver.ca> Cc: [REDACTED] Subject: PLEASE Defer Jericho ODP</p> <p>Dear Mayor Sim,</p> <p>In Denmark, every building constructed must consider its social, economic and environmental impact. Imagine that.</p> <p>Please, please be good stewards of a liveable city and defer the adoption of the Jericho Lands ODP until the community concerns have been addressed.</p> <p>After all, the Jericho Coalition's proposal is preferred by 72% of citywide respondents who agreed that the proposed development was too dense and that the City should reject it and consider the Jericho Coalition's alternative approach.</p> <p>The massive 66 luxury high-rise towers would be highly profitable for the developers and outrageously expensive for Vancouver, BC, and federal taxpayers, that is, all of us including you.</p> <p>Sincerely the Miller family [REDACTED]</p>	Colleen Miller	Kitsilano	

Jericho Lands Official Development Plan - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-15	14:13	Jericho Lands Official Development Plan	Other	<p>1. Too dense-proposed heights of towers (49 stories) too high & unnecessary. Social housing is not needed. Below market rental housing is questionable. Employment spaces: 3000 new jobs? What kind of jobs and parking. Water, sewer, electricity, pollution, traffic & infrastructure.</p> <p>Conclusion: It appears the Developers want to build a City within a City. The Plan does not respect the area. Surely a compromise could occur where densification/growth could proceed without leaving a footprint that will negatively impact the quality of life for everyone in the development and the surrounding neighborhoods, parks and beach areas.</p> <p>Respectfully submitted for Mayor and Council.</p> <p>Sharon Kraemer</p>	Sharon kraemer	West Point Grey	
2025-04-15	14:23	Jericho Lands Official Development Plan	Other	<p>From: Erik Lees s. 22(1) Personal and Confidential Sent: Tuesday, April 15, 2025 9:15 AM To: Sim, Ken <Ken.Sim@vancouver.ca>; Klassen, Mike <Mike.Klassen@vancouver.ca>; Meiszner, Peter <Peter.Meiszner@vancouver.ca>; Montague, Brian <Brian.Montague@vancouver.ca>; Kirby-Yung, Sarah <Sarah.Kirby-Yung@vancouver.ca>; Bligh, Rebecca <Rebecca.Bligh@vancouver.ca>; Dominato, Lisa <Lisa.Dominato@vancouver.ca>; Zhou, Lenny <Lenny.Zhou@vancouver.ca>; Fry, Pete <Pete.Fry@vancouver.ca>; Orr, Sean <Sean.Orr@vancouver.ca>; Maloney, Lucy <Lucy.Maloney@vancouver.ca>; s. 22(1) Personal and Confidential; s. 22(1) Personal and Confidential [REDACTED] Subject: Jericho Lands Development</p> <p>Respectfully, Council:</p> <p>This email is to register my deep concerns about the proposed re-development of the Jericho Lands. I have no problem with development and smart infill. But this project is far too much, far too fast with grossly insufficient parks and recreation services. By even a base standard (accepted for 50 Years in North America) 20,000 more people should mean a minimum of 20 acres of NEW Park. Please don't tell me the existing, over subscribed, over loved and under maintained parks will meet the needs of all those new residents. Ditto for recreation services.</p> <p>Please take the leadership reins and curb this development by at least 50%. Half as big, half as fast.</p> <p>Erik Lees, FCSLA</p>	erik lees	Marpole	

Jericho Lands Official Development Plan - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2025-04-15	14:43	Jericho Lands Official Development Plan	Other	<p>From: Chris Yli cell 778.288.5494 § 22(1) Personal and Confidential Sent: Tuesday, April 15, 2025 6:48 AM To: Sim, Ken <Ken.Sim@vancouver.ca> Subject: What is the rush on the Jericho Lands</p> <p>The development of the Jericho Lands will have a profound effect on Vancouver and not in a positive way.</p> <p>Why is the Official Development Plan for this area is being fast tracked? The one and only Public Hearing for this whole development is being held this week on April 15. You are not giving us, the tax payers, renters, residents, an opportunity to weigh in on this - so many of us travel for work and we are heading into Easter Weekend.</p> <p>The Jericho Coalition, is a group that has devoted a great deal of time and research effort into their analysis. Have you taken the time to review this analysis?</p> <p>Has it been decided that Vancouver is no longer aiming to be a "green city" -- The buildings are all concrete resulting in a high carbon footprint. --The height will mean that they will severely over shadow Jericho Park --No affordable housing will be provided without further taxpayer subsidies. --no infrastructure is in place</p> <p>*The public school will only be built at the end of the 30 year phase- out and will be privately owned by the developer despite being built with provincial funds. Since when did school become owned by developers?</p> <p>Anyhow I would love to say more but given that there seems to be some grand trumping taking place, Vancouver is becoming so much less.</p>	Christina Yli-Luoma	Kitsilano	



April 14, 2025

City of Vancouver, City Hall
453 West 12th Avenue
Vancouver, BC

Appendix A

To: Mayor and Council

RE: West Point Grey Academy (WPGA) – A Legacy of Stewardship and a Vision for the Future

Please accept this correspondence on behalf of West Point Grey Academy (WPGA) in relation to the planning for the future of the Jericho Lands. For the past 29 years, WPGA's campus has been located between 4th Ave W & 8th Ave W, on the southwest portion of the former Jericho Hill Lands in Point Grey.

We are writing to provide context on WPGA's participation in the Jericho Lands planning process. Moreover, WPGA has genuine concerns over the Academy's land use designation in the Plan that the Council will soon be considering.

Based on preliminary and ongoing talks, we anticipate MSTDC will endorse the following. Specifically, the ensuing correspondence will provide:

1. A brief background regarding WPGA and our ~30-year history on the site.
2. Reasoning for an amended land use designation.
3. Significant positive attributes of a renewed WPGA.
4. The importance of WPGA as an educational institution, community amenity, and public benefit.

Background

Founded in 1996, West Point Grey Academy is a non-profit, coeducational, day school for ~950 students from Junior Kindergarten to Grade 12. Over 85% of its students live in the adjacent neighbourhoods, within walking distance of the school. WPGA also employs 185 BC teachers and staff.

It is important to note that WPGA and its Foundation are registered non-profits, with charitable status and a strong history of community investment and philanthropy. Each year, WPGA allocates over \$1 million in Financial Assistance and First Nations scholarships & programming, reinforcing its 25-year commitment to reconciliation and equitable access to education, which is reflected in our specific 15-year MOU with the Musqueam Indian Band. WPGA employs two full-time Indigenous Education Coordinators, funds two annual Indigenous Elder-in-Residence and Artist-in-Residence programs, hosts several UBC NITEP teacher-candidates, and provides tuition scholarship to 20 Indigenous students – likely more than any school in the country. WPGA also provides specialized educational support to 154 students with diverse needs and designated learning differences; this represents 16% of WPGA's student population (the provincial school average for supporting students with exceptionalities is 14%).



For more than a quarter of a century, WPGA has operated, maintained, and continually upgraded the Jericho Hill gymnasium, pool, fitness centre, sports fields, running track, tennis, basketball & pickleball courts, playgrounds, an apiary, amphitheatre, trees, trails, walkways, and roadways – representing a total investment of more than \$30 million and serving over 35 community user groups. This includes the complete multi-million-dollar refurbishment of the gymnasium building, fully funded by the school and serving the broader community as the Jericho Hill Community Centre. This summer, WPGA is investing a further \$4.4 million in upgrades to its running track and turf sports field, which will also be available for public use starting in the fall, again underpinning its role as a provider of essential community amenities. WPGA also runs summer camps and classes for over 1000 neighbourhood children throughout July and August. West Point Grey Academy has always viewed and conducted itself as a key community contributor, and its vision is to continue to do so, and more, in the decades to come.

Amended Land Use Designation

The Policy Statement and ODP propose to designate the future WPGA site for “Commercial or Flex Use.” This is not acceptable to WPGA for many reasons. Namely, it prejudices the school’s perception as “for profit” and a commercialized use. As stated earlier, our school is a non-profit organization that invests all its capital, both monetary and human, into this community school and social infrastructure.

WPGA would like a Community Facility designation, as this is substantially more accurate.

A Community Facility designation would provide a clear, lasting commitment that these WPGA spaces will remain accessible and available for public and educational benefit, offering reassurance to the residents and school community who rely on them. Please note again that many of our school and recreational facilities are provided for **public use, with no financial contribution, maintenance, or subsidy from the City of Vancouver.**

WPGA requests that the City of Vancouver Council amend the Jericho Lands plan to recognize WPGA facilities as community assets rather than purely commercial entities. This adjustment will enable WPGA to continue delivering critical services and amenities to the public while ensuring long-term stability for future investments. This change will provide reassurance of WPGA’s ongoing commitment to providing accessible, high-quality facilities that also provide public benefits.

Furthermore, a Commercial designation undermines WPGA’s ability to reassure its school community and subsequent ones that the school will be here for the long term. It communicates very publicly that the site is a “commercial” one, not one set aside for education and broader community benefit.

WPGA Community Benefits

WPGA is looking to fund and build a new, state-of-the-art school and facility. This new facility will have a range of lasting and new public benefits:

- **Strengthening Community Access:** A new school will formalize WPGA’s role in providing publicly accessible recreational spaces and secure ongoing investment in community well-being.



- **Enhancing Regional Development & Transit:** WPGA's presence supports the viability of the Jericho Lands development and the UBCx station. As an anchor institution, WPGA mitigates financial risk for the Musqueam, Squamish, and Tsleil-Waututh Development Corporation (MSTDC), potentially saving \$300 million in capital outlay and adding \$1 billion in long-term value through new ridership.
- **Ensuring Long-Term Stability:** WPGA's involvement de-risks the Jericho Lands project, securing essential financial stability for MSTDC's phased development while maintaining public access to key amenities.
- **Providing Reassurance to the Community:** A Community Facility designation ensures that WPGA's spaces will remain dedicated to public use, removing uncertainty about potential future commercial redevelopment or restricted access.
- **Expanding Community Benefits:**
 - WPGA's future campus is expected to feature state-of-the-art amenities—gyms, a swimming pool, a theatre, a fitness centre, sports fields, Indigenous education and cultural programming, playgrounds, and a childcare centre, all of which could be shared with neighbourhood residents. These shared-use facilities would enhance existing public infrastructure without additional cost to the city.
 - WPGA's strong culture of community service, authentic Indigenous education, and public outreach will continue to support local organizations through volunteering and partnerships.

Summary

WPGA is uniquely positioned due to its positive, longstanding reputation, deep community ties, and influence among over 3,000 families and alumni. This reputation drives community impact and market confidence in the development setting.

WPGA serves not only as a reliable anchor tenant ensuring steady occupancy but also as a critical community partner, enhancing social infrastructure. Amending the land use designation will enable WPGA to continue delivering high-quality amenities while supporting regional growth and transit-oriented development.

WPGA genuinely appreciates your consideration of this matter. Please do not hesitate to contact me if I can provide any further information in support of our request.

Sincerely,

s. 22(1) Personal and Confidential

Stephen Anthony (on behalf of the West Point Grey Academy Board of Directors)
Head of School

s. 22(1) Personal and Confidential