?əýalməx<sup>w</sup>/Iýálmexw

# JERICHO LANDS

Official Development Plan (ODP)

**Public Hearing** April 15, 2025

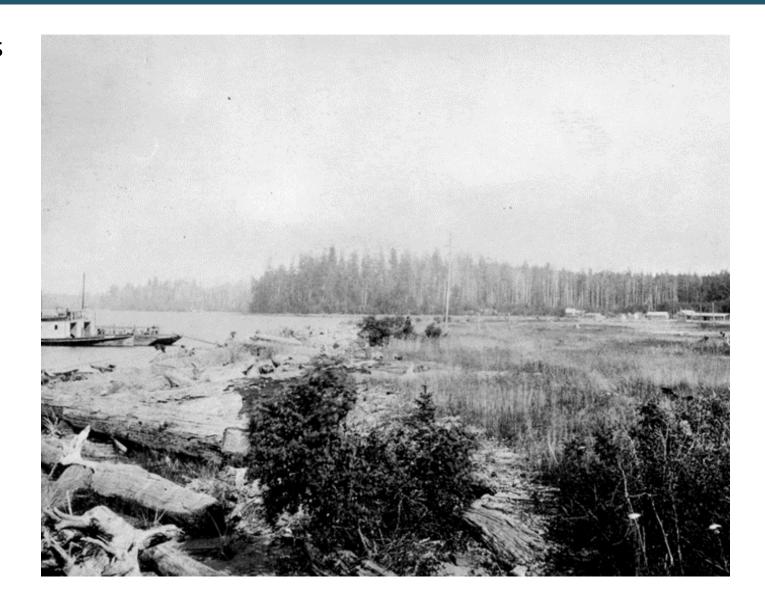




# Background



- ?əyalməxw/Iyalmexw/Jericho Lands are part of an interconnected network of cultural sites that exist throughout Musqueam, Squamish, and Tsleil-Waututh territories.
- Council approved a planning program in 2018 to create a Policy Statement to guide redevelopment of the site.
- Policy Statement approved by Council in January 2024.



## ?əyalməxw/Iyalmexw/Jericho Lands Site and Context





# **UNDRIP Strategy and Action Plan**



Framework of actions under four key themes:

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

Jericho Lands offers many opportunities to advance the UNDRIP Strategy and 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



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



# **UBCx SkyTrain Extension**



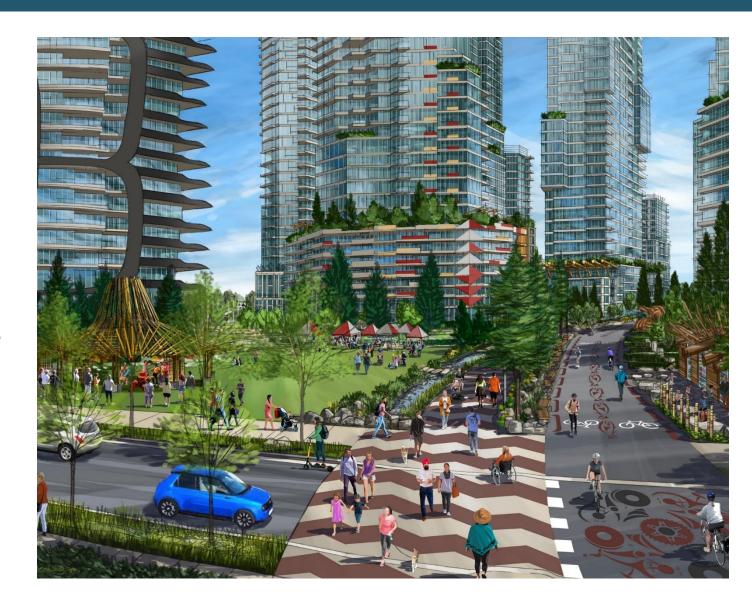
- Identified as one of TransLink's Regional Transportation Strategy 10-year priorities.
- Spring 2022 Council and TransLink's Mayors' Council endorsed UBCx alignment, including a proposed station servicing the Jericho Lands.
- Province leading technical work and development of business case / funding strategy.





#### Vision

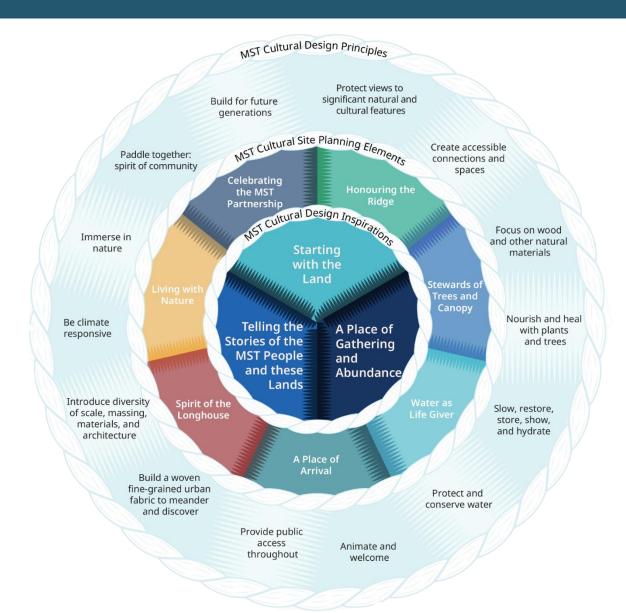
Blanketed with the MST Nations' culture and design, ?əýalməxw/Iýálmexw/Jericho Lands will be a high-density, mixed-use and car-light community centred on rapid transit, which embraces its natural setting and is welcoming and inclusive to all.



## **MST Cultural Whorl**



- The MST Cultural Whorl provides the foundation for the Policy Statement.
- The MST Cultural Whorl was created from the knowledge, stories, and input shared by x<sup>w</sup>məθk<sup>w</sup>əýəm, Skwxwú7mesh, and səlilwətał Nations' Community Members.
- It weaves a pattern of interconnected cultural design inspirations, cultural site planning elements, and cultural design principles.









- Prepared at request of the MST Partnership to embed development allowances and public amenity/infrastructure obligations in a by-law:
  - Provides more certainty than Policy Statement.
  - Supports the MST Partnership in securing financing from lenders to progress project implementation.
- ODP translates key elements of Policy Statement into ODP format and by-law language.
- ODP does not vary from the provisions contained within the Policy Statement.
- Policy Statement remains the comprehensive policy framework covering all planning topics.

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#### ?əyalməx\*/lyálmexw/JERICHO LANDS OFFICIAL DEVELOPMENT PLAN

#### PREAMBLE

#### ?ayalmaxw/lyálmexw/Jericho Lands Description and Context

Paýalmax\*/lýálmexw/Jericho Lands lie within the unceded traditional territories of the x\*məθk\*aýam (Musqueam Indian Band), Skwxwú7mesh Úxwumixw (Squamish Nation), and selliwetaf (Tsleil-Waututh Nation) ("the local Nations"). The site is part of the lands and waters on which the local Nations live, hunt, gather and follow their cultural customs for millennia. Paýalmax\*/lýálmexw is 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, ?eŷalmax\*\*/lýálmexw/Jericho Lands refers to an approximately 36-hectare 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. The Western portion, known as Jericho Hill is 15 hectares.



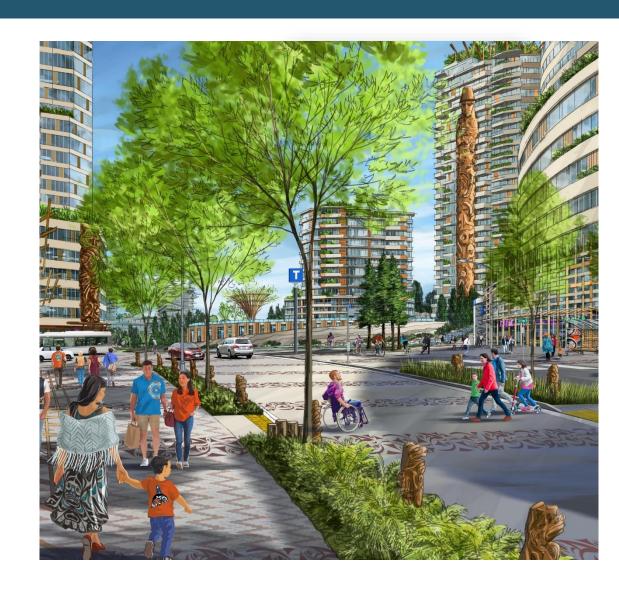
#### **Policy Statement**

In July 2018, Council approved a planning program to create a Policy Statement for the site to guide future rezoning applications and development of ?əýalməxw/lyalmexw/Jericho Lands. After



### **Land Use and Density**

- A mix of land uses with a variety of residential, commercial, light industrial, cultural and institutional uses.
- Up to 1,263,481 sq. m. (13,599,996 sq. ft.) of development.
- Up to 1,175,000 sq. m (12,647,595 sq. ft.) will be residential use.
- Minimum of 46,451 sq. m (499,994 sq. ft.) for retail, service and office uses.



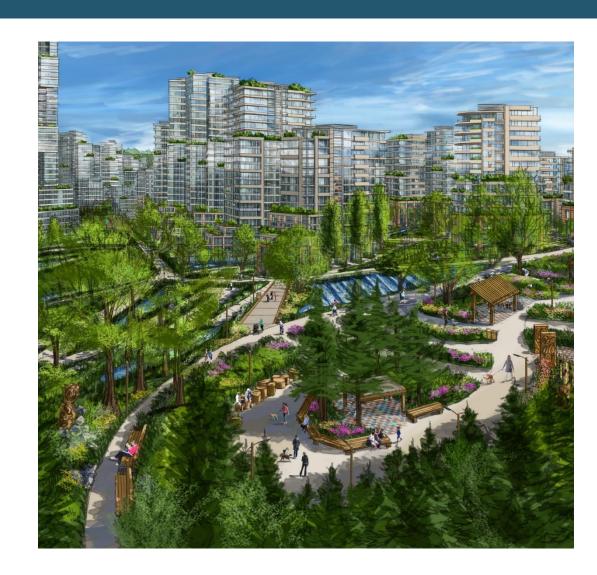


#### **Affordable Housing**

- 20% social housing (~2,600 homes).
- 10% secured market & below-market rental (~1,300 homes).
- Potential attainable homeownership.

### **Policy Statement/ODP flexibility**

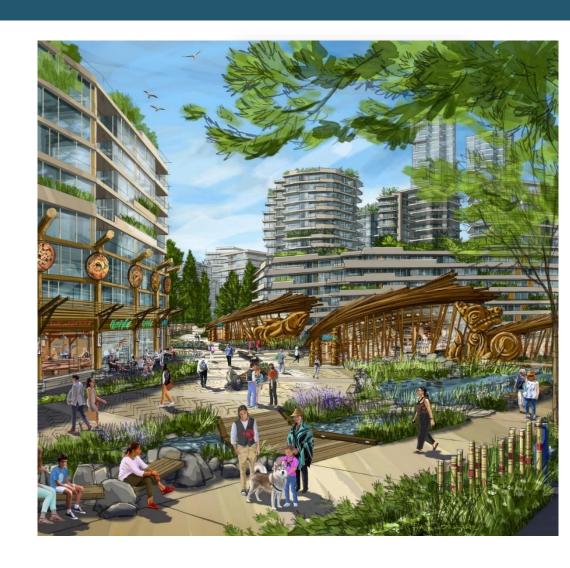
- Given need for senior government/partner funding to deliver full 20% social housing, flexibility to consider secured rental as alternative.
- Flexibility to consider attainable homeownership as alternative to secured rental for each rezoning.





#### **Public Amenities**

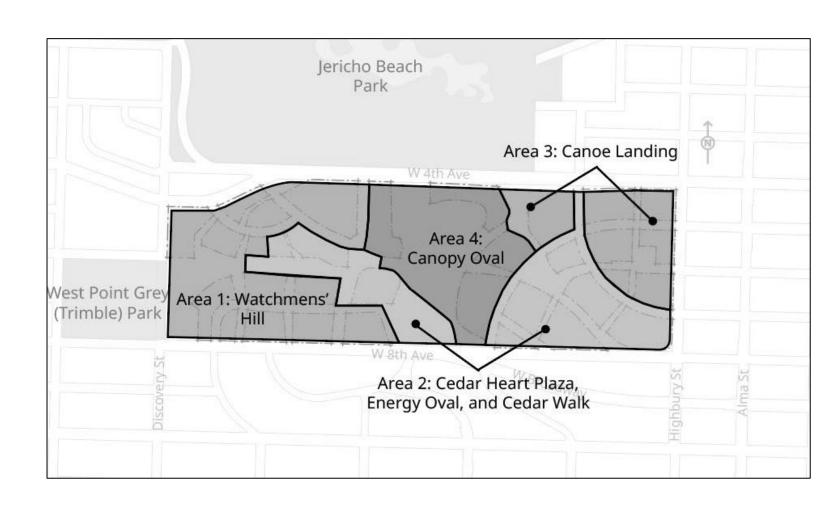
- 12.14 ha of parks and open spaces.
- 50,000 sq. ft. community centre.
- 15,000 sq. ft. of social spaces.
- Child day care facilities.
  - 259 spaces for 0-4 year olds.
- 15,000 sq. ft. of cultural facilities.
- 10,000 sq. ft. non-traditional library ("House of Learning").
- Elementary school site for up to 550 students.





#### **Development Phasing**

- The anticipated sequence of each rezoning phase is to generally follow:
  - Watchmens' Hill;
  - Cedar Heart Plaza, Energy Oval, and Cedar Walk;
  - Canoe Landing; and
  - Canopy Oval.



# **Proposed UBCx SkyTrain Extension**



- Technical work on UBCx alignment, business case and funding strategy is ongoing.
- First phase of development can be completed independently of UBCx.
- If UBCx is delayed beyond first phase, or does not proceed, the Policy Statement / ODP will need to be revisited.
- Site Plan may need to be adjusted if UBCx alignment changes significantly.







#### **Public Engagement/Notification**

Policy Statement Stage Public Engagement:

- Extensive community and stakeholder engagement over four-year period.
- 19,000 engagement touchpoints including 8 surveys, 5 public in-person open houses, 5 Inspire Jericho Talks speaker series events, 8 pop-up booths, and presentations to community and stakeholder groups from the local neighbourhood and across the city and region.

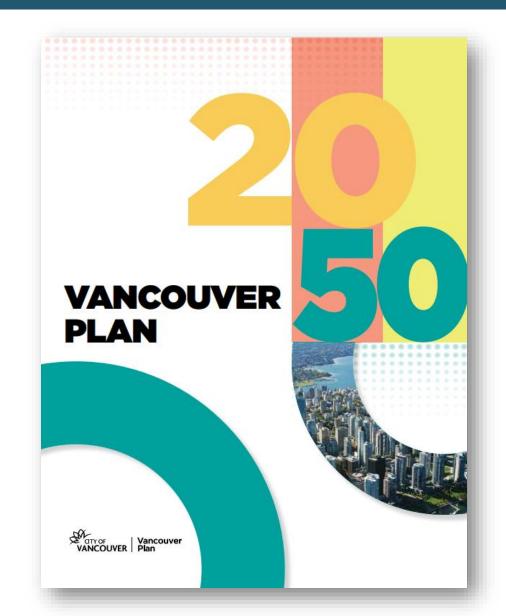
#### Official Development Plan (ODP) Notification:

- ShapeYourCity page published in February 2025.
- Online 'Question & Answer' period hosted from February 6 to March 3.
- Four rounds of 'Listserv' email updates sent to approximately 1,861 people.
- Postcard mailers advertising Public Hearing.

## Vancouver ODP



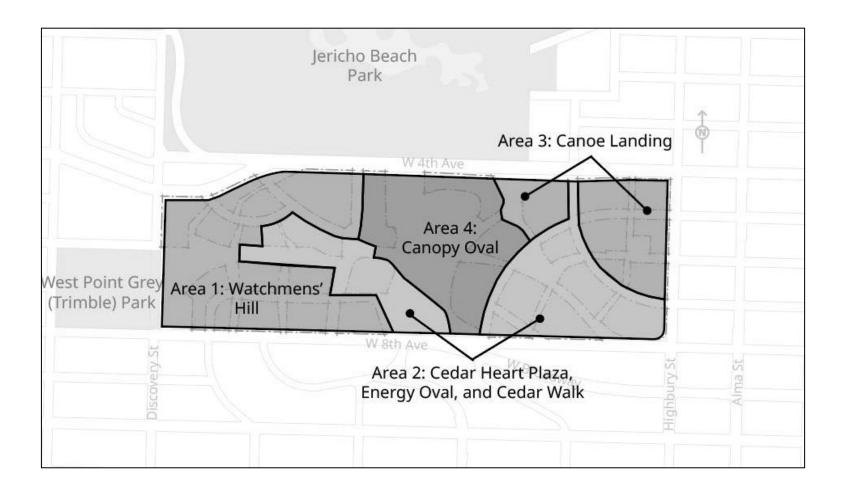
- Under new Provincial legislation (Bill 18),
  Vancouver must implement a city-wide ODP by June 2026.
- City-wide ODP will build on the Vancouver Plan (2022).
- Jericho Lands ODP is the last area-specific ODP and will be in effect together with the Vancouver ODP from 2026-2030.
- Bill 18 mandates all existing ODPs to be consolidated into a single city-wide ODP by 2030.



# ?əyalməxw/Iyalmexw/Jericho Lands - Next Steps



- If approved, ODP would likely be enacted at May 6, 2025 Council meeting.
- Phase 1 (Watchmens' Hill) rezoning application anticipated in late 2025 / early 2026.





# Thank You <a href="mailto:shapeyourcity.ca/jericho-lands">shapeyourcity.ca/jericho-lands</a>

