

**From:** "Johnston, Sadhu" <Sadhu.Johnston@vancouver.ca>

**To:** "Direct to Mayor and Council - DL"

**CC:** "City Manager's Correspondence Group - DL"

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**Date:** 2/6/2019 1:38:34 PM

**Subject:** Memo and Invitation - Jericho Lands Planning Process

**Attachments:** Memo to Mayor and Council - Jericho Lands Planning Process - Update Memo....pdf

Dear Mayor and Council,

Please find attached a briefing memo regarding the Jericho Lands Planning Process.

A public launch event is planned on March 2 from noon – 1pm at the Jericho Hill Gymnasium and Pool with a ceremonial celebration including welcoming speeches by the proponent team (the Musqueam, Squamish and Tsleil-Waututh Nations and Canada Lands Company) and the City followed by an open house. A second open house (with the same information) is planned for March 7<sup>th</sup> (4:30 – 7:30 pm) at the Jericho Hill Gymnasium and Pool.

Mayor and Council are invited to attend. Please RSVP to Zak Bennett, Major Projects Planner at [Zak.Bennett@vancouver.ca](mailto:Zak.Bennett@vancouver.ca) or 604.829.9612.

If you have any questions about this initiative, please feel free to reach out to Gil Kelley, General Manager of Planning, Urban Design and Sustainability at [Gil.Kelley@vancouver.ca](mailto:Gil.Kelley@vancouver.ca) or 604.873.7456.

Best,  
Sadhu

Sadhu Afochs Johnston | City Manager  
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*The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.*

## MEMORANDUM

February 5, 2019

TO: Mayor and Council

CC: Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Lynda Graves, Administration Services Manager, City Manager's Office  
Rena Kendall-Craden, Communications Director  
Katrina Leckovic, City Clerk  
Neil Monckton, Chief of Staff, Mayor's Office  
Alvin Singh, Communications Director, Mayor's Office  
Anita Zaenker, Chief of Staff, Mayor's Office  
Marnie McGregor, Director, Intergovernmental Relations  
Katelyn Crabtree, Manager, Indigenous Relations  
Susan Haid, Deputy Director, Long Range and Strategic Planning, PDS  
Kirsten Robinson, Senior Planner, PDS

FROM: Gil Kelley  
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Jericho Lands Planning Process - Update Memo

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The purpose of this memo is to provide Mayor and Council with an update on the Jericho Lands policy planning process, including a description of the site and background, the overall project scope and timeline, and public engagement launch on March 2nd and 7<sup>th</sup>.

### ***Jericho Lands***

The Jericho Lands are a 90-acre site in West Point Grey owned jointly by the MST (Musqueam, Squamish and Tsleil-Waututh) Nations and Canada Lands Corporation (CLC). The policy statement work for the Jericho Lands builds on the successful collaboration of City staff, the MST Nations (as represented by the MST Development Corporation) and CLC in the development of the Heather Lands Policy Statement, approved by Council in 2018.

The development of a policy statement for the Jericho Lands presents a unique opportunity to craft direction for evolution of one of the largest remaining sites in Vancouver. The direct involvement of the MST Nations is also an opportunity for the City to further realize our Reconciliation Framework as a partner with the local host nations and CLC.

The Jericho Lands are also situated along transit routes connecting Metro Vancouver's three largest employment centres: Downtown Vancouver, Central Broadway, and UBC. The

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immediate surroundings include Jericho Beach Park, a significant regional destination, and nearby commercial retail streets along 4th Avenue, Broadway, and 10th Avenue. There are a number of nearby community facilities including community centres, parks, and schools.



The site is composed of two parcels:

- Jericho Hill – The western parcel totals 38 acres and is owned exclusively by the MST Nations. There are active leases on the site for West Point Grey Academy, a private school, and the Jericho Hill Centre, operated by the Vancouver Park Board. The site is zoned CD-1 (404), allowing a number of uses, including residential, up to 0.60 FSR.
- Jericho Garrison – The eastern parcel totals 52 acres is jointly owned by the MST Nations and CLC. The site is currently zoned RS-1, allowing residential development.

### **Background and Project Timeline**

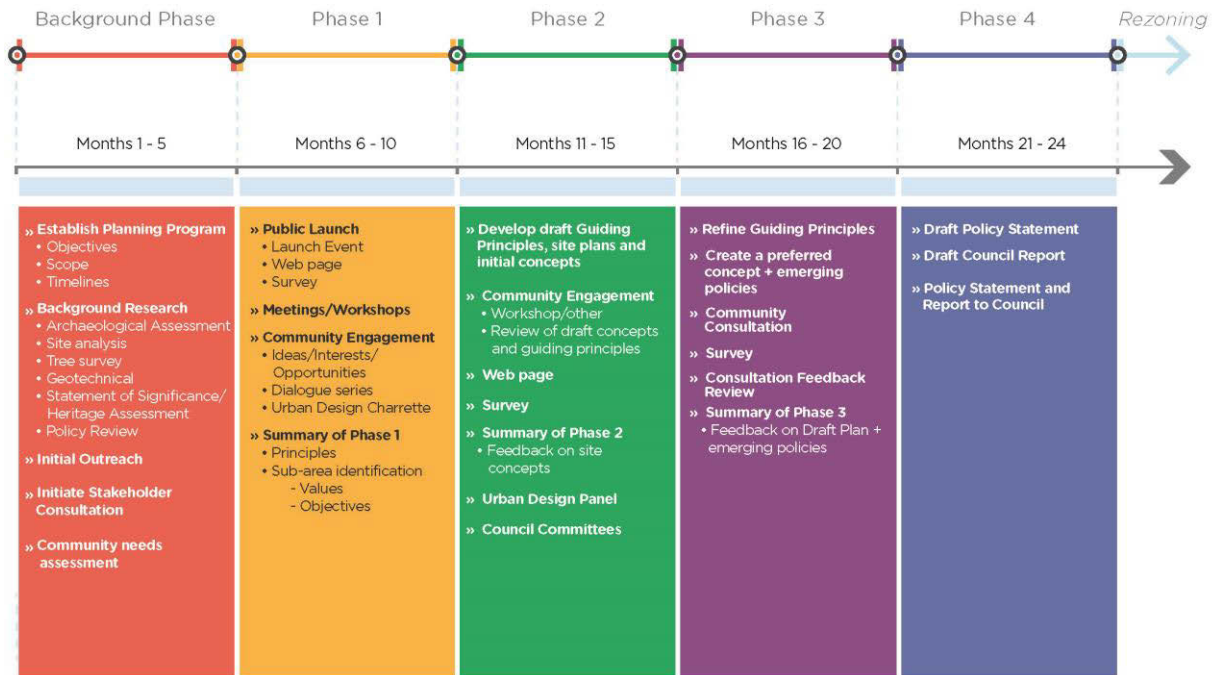
2018: Council endorses a planning program to develop a policy statement to guide redevelopment of the Jericho Lands. The policy statement is to provide direction on:

- Reconciliation
- Land Use
- Density and Height
- Public Benefits
- Transportation
- Built form
- Character
- Sustainability
- Servicing Infrastructure
- Development Phasing

The July 2018 [Jericho Lands Policy Planning Program report](#), approved by Council, anticipates an approximately two-year planning process including robust and comprehensive public engagement. Staff are designing an open, inclusive engagement strategy, incorporating the City’s commitment to reconciliation, that recognizes the significant site size in the context of both the community and the city. There will be opportunities for the public to provide feedback on the design of the engagement process and the methods utilized.

Staff are currently preparing for Phase 1, which will consist primarily of information gathering and early outreach aimed at initiating the community conversation for the Jericho Lands. Presentation of the policy statement to Council is anticipated in the first half of 2021, subject to the outcomes of the planning process, public engagement, and the feedback received. The Jericho Lands planning process will be coordinated with other concurrent City initiatives,

including the City-Wide Plan which will integrate planning for low density neighbourhoods (Making Room), Broadway Corridor Plan, and planning related to the Broadway SkyTrain extension to UBC.



2016: Western parcel (Jericho Hill) ownership transferred from Province of British Columbia to MST Nations.

2014: Eastern parcel (Jericho Garrison) ownership transferred from Department of National Defence to MST Nations and CLC.

2010: Council approves the *West Point Grey Community Vision*. A direction supporting a major study and planning process for the Jericho Lands, including significant public consultation, is part of the *Vision*.

### **Early Public Engagement**

As part of the initial phases of the planning program, staff are planning a series of upcoming public events with opportunities for local neighbours and city residents to engage in the planning process. The public open house launching of the planning process, co-hosted along with MST and CLC, and featuring a ceremonial welcome from the MST Nations, is scheduled for March 2. A second open house with the same information will be held on March 7, providing further opportunity for public involvement. The details of both events are:

#### Saturday, March 2

Jericho Hill Gymnasium & Pool  
 4180 W 4th Avenue  
 12-1 pm – Welcome speeches & ceremonial celebration  
 1-4 pm – Open House

#### Thursday, March 7

Jericho Hill Gymnasium & Pool  
 4180 W 4th Avenue  
 4:30-7:30 pm – Open House

A broad range of engagement opportunities are being designed by the staff team in coordination with MST and CLC. In the first phase, these events may include:

- a speaker series;
- co-design events;
- site walking tours; and
- a multi-disciplinary design charrette.

As part of initial outreach, staff will seek feedback from the community about both the planning process and public engagement process. Feedback provided on engagement methods and tools which may be included as part of future phases of public outreach in the planning process.

A project website has been established ([vancouver.ca/jericholands](http://vancouver.ca/jericholands)) and will be updated to provide additional online engagement opportunities. Where possible, online engagement will be aligned with in-person events.

### **Additional Information**

The above information is provided to ensure that Mayor and Council are aware of the status of this key planning initiative and upcoming public events associated with the public launch of the Jericho Lands planning process.

If you have any questions or concerns, please do not hesitate to contact me and I will connect you with the staff lead.

A handwritten signature in black ink, consisting of a large, stylized 'G' followed by a horizontal line that ends in an arrowhead pointing to the right.

Gil Kelley, FAICP  
General Manager, Planning, Urban Design and Sustainability  
604.873.7456 | [gil.kelley@vancouver.ca](mailto:gil.kelley@vancouver.ca)