

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>

To: "Direct to Mayor and Council"

Date: 2/21/2025 4:46:23 PM

Subject: Memo to Mayor & Council - yalm x /lyálmexw/Jericho Lands Implementation – Official Development Plan

Attachments: [Council Memo to Mayor & Council - Jericho Lands Implementation – Official Development Plan .pdf](#)

Dear Mayor and Council,

This memo provides an update on yalm x /lyálmexw/Jericho Lands implementation, specifically the preparation of an Official Development Plan (ODP) as directed by Council on January 24, 2024.

The memo covers:

- The purpose of the ODP
- The recent extension of the online virtual information session being hosted on [ShapeYourCity](#) to March 3 in response to requests from community members for more time to review the draft ODP and ask questions
- Staff's responses to 'frequently asked questions' received from the public to date
- Next steps

If you have any questions please contact Josh White at josh.white@vancouver.ca or Matt Shillito at matt.shillito@vancouver.ca

Best,

Paul

Paul Mochrie (he/him)

City Manager

City of Vancouver

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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x m k y m (Musqueam), S wxwú7mesh (Squamish), and s lilw ta (Tsleil-Waututh) Nations.

MEMORANDUM

February 21, 2025

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office

FROM: Josh White
General Manager, Planning, Urban Design and Sustainability

SUBJECT: ʔəyalməxw/lýálmexw/Jericho Lands Implementation – Official Development Plan

RTS #: N/A

This memo provides an update on ʔəyalməxw/lýálmexw/Jericho Lands implementation, specifically the preparation of an Official Development Plan (ODP) as directed by Council on January 24, 2024 pursuant to [Recommendation B of the Jericho Lands Policy Statement Report \(RTS 15891\)](#).

An ODP is being prepared for the ʔəyalməxw/lýálmexw/Jericho Lands site at the request of the MST Partnership and direction of Council. The specific purpose of the ODP is to provide greater certainty (as regulation in a by-law) regarding development allowances and public amenity and infrastructure obligations across the site as a whole to support the MST Partnership's efforts to secure financing from lenders.

The Policy Statement approved by Council in January 2024 is - and will remain - the primary, comprehensive policy framework to guide redevelopment of the ʔəyalməxw/lýálmexw/Jericho Lands. The ODP complements the Policy Statement and translates its requirements related to permitted floor areas, land uses, housing tenures, public amenity and infrastructure requirements, and development phasing into a by-law format. The ODP does not alter any of the provisions contained within the Policy Statement.

Public Notification and Engagement

Over a four year period, Staff undertook extensive community and stakeholder engagement to inform the preparation of the ʔəy̓ alməxʷ/l̓y̓ alməxw/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.

For the ODP, an online virtual information session, including a 'Question and Answer' period is being hosted on [ShapeYourCity](#). The information session began on February 6 and has recently been extended to March 3 in response to requests from community members for more time to review the draft ODP and ask questions.

Key Questions and Responses

To date, a number of 'frequently asked questions' have emerged through the virtual information session, both to Staff and directly to Council. Staff's responses to these questions are summarized below:

- 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 ʔəy̓ alməxʷ/l̓y̓ alməxw/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.

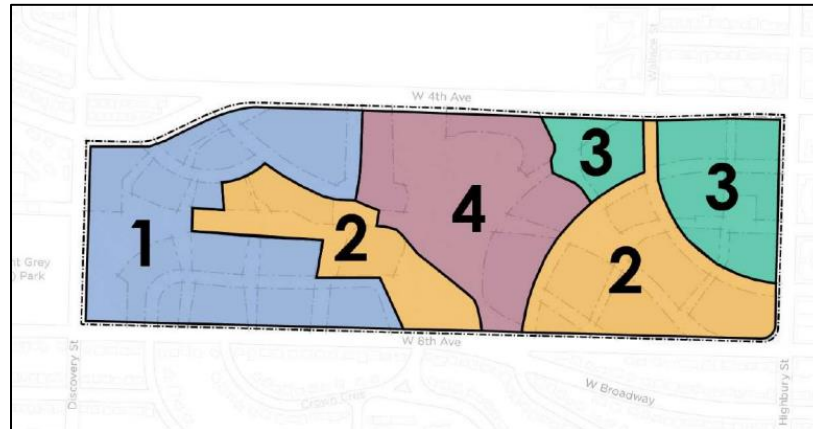
3) Why are the main community amenities, including the community centre and the public school, not being built until the last phase of development?

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/lyálməxw/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. 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.

Figure 1: Preliminary Phasing Plan



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 ʔəʔalməxw/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 ʔəʔalməxw/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.

Next Steps

A report will be brought forward to Council on March 11, 2025 recommending that the ʔəyalməx^w/l̓yálməxw/Jericho Lands ODP be referred to a Public Hearing in April. If approved by Council at Public Hearing, the ODP will complement the Policy Statement and guide consideration of future phased rezoning applications for development of the site over approximately 25 years.

In the meantime, if you have any questions please contact me at josh.white@vancouver.ca or Matt Shillito at (matt.shillito@vancouver.ca).



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