

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>
To: "Direct to Mayor and Council"
Date: 4/22/2025 4:16:05 PM
Subject: Upcoming news release: Jericho Lands ODP (April 22, 2025)

Dear Mayor and Council,

Following your approval at today's public hearing, I am writing to inform you that the City will be issuing the below news release regarding ʔəyálməxʷ/lyálməxw/Jericho Lands Official Development Plan. We've also provided some key messages and facts below, should you wish to use them.

Maria will reply to this email with the relevant Vancouver.ca link and social media links, once these are live.

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 xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

Key messages

- In the spirit of Reconciliation and in line with the City's UNDRIP Strategy, we've taken a very collaborative approach to the planning of the ʔəyálməxʷ/lyálməxw/Jericho Lands site and are committed to working with the Nations to optimize its extraordinary potential to deliver on a range of objectives, including:
 - Affordable housing for Indigenous people and the wider community
 - Strengthening and celebrating the Nations' culture
 - Long-term economic development for the Nations
- The project is going through the City's planning and approvals process, unlike Senákw which is on Squamish Nation reserve lands.
- Following Council approval of the ʔəyálməxʷ/lyálməxw/Jericho Lands Policy Statement in January 2024, the ʔəyálməxʷ/lyálməxw/Jericho Lands ODP is the next step in implementing the project prior to the rezoning application for the first phase of development and supports the MST Partnership in securing financing from lenders to allow project implementation to progress.
- The ODP translates key elements of the Council approved Policy Statement and establishes requirements for permitted floor areas, land uses, housing tenures, public amenities, and development phasing in a by-law. This will support the MST Partnership in securing financing from lenders to allow project implementation to progress.
- The ODP does not vary from any of the provisions contained within the approved Policy Statement, which will remain the primary, comprehensive policy framework to guide redevelopment of the site.
- The creation of the ʔəyálməxʷ/lyálməxw/Jericho Lands Policy Statement involved extensive public engagement through a multi-year planning process. Prior to the public hearing, the City held an online information session on the draft ODP, and the public had the opportunity to further comment at the public hearing on April 15. Engagement on the ODP was limited as we are not creating new policy.
- The ODP does not rezone the site. Rezoning applications will still be required and considered by City Council for each phase of development.

Questions & Answers

Will the entire Jericho Lands site be rezoned with the ODP? Are there any more opportunities for public engagement?

The ODP does not rezone the site. Following Council adoption of the ODP, the ʔəyálməxʷ/lyálməxw/Jericho Lands development will progress through phased rezoning applications, which will be guided by the Policy Statement and compliance with the ODP.

- Each rezoning application will include notification and public engagement and be subject to approval by Council. Following recent Provincial legislation (Bill 18), Council cannot hold a public hearing for rezonings where the proposed use is predominantly residential and aligns with an adopted ODP. Under procedures adopted by Council in June 2024, while Council will not hear from public speakers, the public can submit written statements for consideration.
- Following a rezoning approval by Council, development permit (DP) applications will be

- submitted for approval of the detailed design of the buildings and public realm. The DP applications will also include opportunities for feedback from the public.

How will we be able to support so much density in this area? There are not enough community facilities, parks or schools for so many new residents.

- As with all planning programs for large sites or communities, we work with the proponents on a public benefits strategy that will help meet the needs of a growing community.\u8239 \u8239
- A needs assessment was carried out to understand anticipated public amenities and other site-specific needs generated by the Jericho Lands based on geographic location, population growth, and site development requirements.\u8239 \u8239
- To manage impacts on the surrounding street network, the Plan adopts a car-light approach with limited parking and measures to achieve 80% of trips by walking, cycling and transit.
- Both elementary and secondary school needs associated with the development have been assessed through the planning process. Vancouver School Board (VSB) has determined that while in the short to medium term nearby elementary schools can accommodate elementary school-age children, over the longer term a new elementary school will be needed on the site, and it is currently included in Phase 4. City staff will continue to work with VSB to monitor school needs in the area.\u8239

What happens if UBCx is significantly delayed or does not proceed, or if the UBCx alignment and Jericho Station location changes from the current Policy Statement and ODP assumption?

- Both the Policy Statement and ODP contain provisions to account for these scenarios:
 - The first phase of development, which is expected to take approximately 8 years to build out once construction commences, can proceed independently of UBCX.
 - If UBCX were to be delayed beyond the completion of the first phase, then the plan will need to be reviewed to ensure that development does not exceed the capacity of the site and surrounding movement network.
 - If the proposed SkyTrain alignment across the site and the Jericho Station location were to change significantly from the current assumption, the site plan and phasing would be reviewed and adjusted as necessary.

**City of Vancouver
News Release
April 22, 2025**

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Today, following a public hearing, Vancouver City Council approved the [ᑭᐃᓴᓄᓇᗴᓪ/lyálmexw/Jericho Lands](#) Official Development Plan (ODP). Together, the ODP and Policy Statement approved by City Council in January 2024, will ensure development at ᑭᐃᓴᓄᓇᗴᓪ/lyálmexw/Jericho Lands creates a complete, sustainable community with a range of housing options, shops, services, public amenities

and cultural facilities with access to new rapid transit.

A City of Reconciliation

The [ʔəyálməxʷ/Lyálmexw/Jericho Lands ODP](#) reflects the City's commitment to advancing Reconciliation and the goals of its [UNDRIP Strategy](#) to support economic self-determination for xʷməθkʷəyəm (Musqueam Indian Band), Skwxwú7mesh (Squamish Nation), and səliłwətał (Tsleil-Waututh Nation), and sustainable, inclusive growth.

While the City's planning process does not require an ODP for ʔəyálməxʷ/Lyálmexw/Jericho Lands, the City undertook the work at the request of the land-owners, a joint venture partnership between the Musqueam, Squamish and Tsleil-Waututh (the MST Partnership) and Canada Lands Company ([CLC](#)) to support the next steps in their planning and development of the site.

ʔəyálməxʷ/Lyálmexw/Jericho Lands is a generational opportunity to honour and celebrate xʷməθkʷəyəm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) heritage, identity and culture. MST values, including deep connection to the land, will be embedded in the design and expression of the site.

From Policy Statement to ODP

The ODP reflects the content of the Policy Statement and translates its key requirements related to permitted floor areas, land uses, housing tenures, public amenity and infrastructure requirements, and development phasing into a by-law format.

The Policy Statement was developed through several years of public engagement, which included surveys, workshops, an Inspire Jericho Talks speaker series, pop-up booths in the community, and open houses and presentations to community and interest holders in the local neighbourhood and across the city.

Community Features

Blanketed with Musqueam, Squamish, and Tsleil-Waututh culture and design, ʔəyálməxʷ/Lyálmexw/Jericho Lands will be a high-density, mixed-use and car-light community, which embraces its natural setting and is welcoming and inclusive to all.

The 90-acre development will include:

- Approximately 13,000 new homes, including 20% social housing and 10% secured rental housing.
- A mix of commercial spaces accommodating around 3,000 jobs.
- A variety of building forms ranging in height from four to 49 storeys, with the highest density development focused on a new SkyTrain station planned as part of UBCX.
- Community amenities including a community centre, public elementary school, five childcare facilities with almost 500 spaces, Indigenous social and cultural spaces, and a non-traditional library or House of Learning.
- 30 acres of parks and open spaces, which includes sport field, playgrounds, natural and forested areas, and public plaza spaces.

Continued dialogue with community

The ODP is not a rezoning. Development in ʔəyálməxʷ/Lyálmexw/Jericho Lands will now progress through a series of phased rezoning applications. Under [Provincial Legislation](#), the City cannot hold public hearings for rezonings on projects that align with an ODP and are at least 50% residential. However, the public will continue to be notified and can comment on all rezoning applications. Each

rezoning application will also continue to be considered and voted on by Council. Following a rezoning, the public will also have an opportunity to provide feedback as part of the subsequent development permit process.

To learn more about the ʔəyalməxʷ/lyálmexw/Jericho Lands Planning Program and the next steps in the planning and development process, visit: shapeyourcity.ca/jericho-lands

Quotes

Mayor Ken Sim:

"As a City of Reconciliation we're committed to working with the MST Partnership to deliver the visionary ʔəyalməxʷ/lyálmexw/Jericho Lands project, rooted in the culture and leadership of the xʷməθkʷəy̓əm, Skwxwú7mesh, and səliłwətał Nations. The approval of the ʔəyalməxʷ/lyálmexw/Jericho Lands ODP marks an exciting milestone in our shared journey to transform the ʔəyalməxʷ/lyálmexw/Jericho Lands into a vibrant community with thousands of new homes, jobs, and cultural spaces, that is welcoming to all."

yəxʷyaχʷələq-Chief Wayne Sparrow, xʷməθkʷəy̓əm

"As the stewards of these lands, Musqueam is pleased to be working with the City of Vancouver to advance reconciliation, provide benefits for our people, and to provide much needed housing for the many future residents of ʔəyalməxʷ/Jericho Lands. This day was made possible because of the work of our past leaders of our Nations, and we honour them as we celebrate this milestone."

Sxwíxwtn-Wilson Williams, Spokesperson and General Councillor, Skwxʷú7mesh

"This is a historic moment for the Squamish Nation and our Musqueam and Tsleil-Waututh relatives. Together, we continue to work to contribute housing solutions for our growing region, while ensuring the long-term cultural and financial sustainability of our Nations' communities. We are proud to share our land, traditions, languages, and worldviews with the thousands of people who will call ʔəyalməxʷ/lyálmexw/Jericho Lands home."

Chief Jen Thomas, səliłwətał

"I'm excited for this next step in MST's leadership of the development of ʔəyalməxʷ/lyálmexw/Jericho Lands, while also working together with the City of Vancouver and local residents to find ways to live, work, and play in harmony together. Housing is critical to so many of us, and our plans also include a school, a community centre, child-care facilities, a non-traditional library, and 30 acres of park and public outdoor space. I look forward to what this neighbourhood will become as our families embrace this opportunity to reclaim our heritage, revitalize our lands, and shape a future, together."

Stéphan Déry, President and CEO, Canada Lands Company

"Canada Lands Company welcomes Vancouver City Council's continued support for the ʔəyalməxʷ/lyálmexw/Jericho Lands through the approval of this Official Development Plan. Together with the MST Partnership, we are one step closer to transforming these lands into a vibrant and sustainable community founded on MST culture and values. The addition of new housing, parks, community spaces, services and access to rapid transit will contribute to creating a complete community for generations to come."