

From: "Mochrie, Paul" <[Paul.Mochrie@vancouver.ca](mailto:Paul.Mochrie@vancouver.ca)>

To: ["Direct to Mayor and Council"](#)

Date: 4/22/2025 11:38:21 AM

Subject: Memo - Jericho Official Development Plan: West Point Grey Academy – RTS 16234

Attachments: Memo to Mayor Council - Jericho Lands and WPGA - RTS 16234.pdf

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Dear Mayor and Council,

This Memo responds to a request by Councillor Kirby-Yung during the April 14<sup>th</sup> Public Hearing on the Jericho Lands Official Development Plan (ODP) for staff to clarify how the West Point Grey Academy (WPGA) is addressed within the ODP.

If you have questions about this, please do not hesitate to contact Josh White.

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 səliłwətał (Tsleil-Waututh) Nations.

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## MEMORANDUM

April 22, 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: Jericho Lands Official Development Plan: West Point Grey Academy

RTS #: 16234

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This Memo responds to a request by Councillor Kirby-Yung during the April 14<sup>th</sup> Public Hearing on the Jericho Lands Official Development Plan (ODP) for staff to clarify how the West Point Grey Academy (WPGA) is addressed within the ODP.

This request was made in the context of a letter to Mayor and Council (attached as Appendix 1) and verbal remarks at the Public Hearing by Stephen Anthony, Head of School at WPGA. Mr Anthony's letter and verbal remarks included a request that the WPGA be designated as a 'Community Facility' in the Jericho Lands ODP.

### **WPGA in the Jericho Lands Policy Statement and ODP**

The Jericho Lands Policy Statement states that provision of an independent school, such as a replacement for the WPGA, will be subject to a commercial agreement between the MST Partnership (the Landowners) and the school. The Policy Statement does not require replacement of the WPGA, nor include it as part of the public benefits package.

The purpose of the Jericho ODP is to establish the basic development rights and public benefit obligations of the project in a by-law. The ODP does not specifically reference the WPGA as it is not a public benefit obligation.

WPGA's letter raises concerns that it is being classified as a 'Commercial' use in the ODP and requests a 'Community Facility' designation to better reflect the non-profit, community-focused nature of the WPGA.

In fact, the WPGA would be considered an 'Institutional' use in the ODP, which is enabled under 'Flex' uses (section 2.5.3 of the ODP). Under the City's Zoning and Development By-law, 'Institutional' uses include schools.

We cannot accommodate WPGA's request to be designated as a 'Community Facility' as that is not a defined use in the City's Zoning and Development By-law (the term Community Facility is instead used in the ODP as a broad descriptor for a category of defined uses including childcare, library and community centre).

### **Summary and Next Steps**

In summary, the replacement of the WPGA is enabled in the Jericho ODP and would fall within the 'Institutional' use category, but it is not required as a public benefit obligation.

City staff recognise and appreciate the potential opportunities presented by the replacement of the WPGA within the Jericho Lands development. Doing so could provide a beneficial 'anchor' tenant within the new community, as well as introduce shared-use facilities that would complement the planned public amenities in a cost-effective way.

Should Council approve the Jericho Lands ODP following completion of the Public Hearing, staff will work with the MST Partnership and WPGA to explore these opportunities and report back to Council at the Rezoning stage. This work is expected to include further investigation of the practicalities of replacing the WPGA within the development (e.g. school building and outdoor space requirements, implications for development phasing) and any associated financial implications.



Josh White  
General Manager, Planning, Urban Design and Sustainability

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# Appendix 1



April 14, 2025

City of Vancouver, City Hall  
453 West 12<sup>th</sup> Avenue  
Vancouver, BC

**To: Mayor and Council**

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

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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 4<sup>th</sup> Ave W & 8<sup>th</sup> 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,

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

[santhony@wpga.ca](mailto:santhony@wpga.ca)