

January 18, 2024

MEMO TO: Park Board Commissioners

FROM : Tiina Mack – Director, Planning and Park Development

SUBJECT: Jericho Lands Policy Statement Update – Board Briefing Memo

# Dear Commissioners,

The purpose of this memo is to provide an update on the ?əÿalməxw / Iÿálmexw / Jericho Lands Policy Statement being considered through a report to City Council on January 24, 2024.

The development of Policy Statements is led by the City of Vancouver Planning, Urban Design and Sustainability Department. Park Board staff are actively involved in the City's technical planning team and have played a key role in drafting this Policy Statement. If adopted, Policy Statements guide any future rezoning(s) of a site. While broad directions are confirmed in the Policy Statement, refinement of this proposal will occur during the Official Development Permit (ODP) and in the rezoning(s) stage.

The <u>Draft Policy Statement</u> includes details on key policy directions related to Park Board interests, a preliminary phasing proposal from the land owner and a note on the ownership model for public amenities. <u>June 2023</u> and <u>March 2023 memos</u> provided information on public engagement and a <u>2021 memo</u> shared background on the project, including how contextual changes indicate the need for future Park Board-led planning for adjacent park areas such as Jericho Beach Park with the Musqueam, Squamish, and Tsleil-Waututh (MST) governments.

## **Background**

The ?əÿalməxw / Iÿálmexw / Jericho Lands development site is jointly owned by the MST Partnership, represented by MST Development Corporation (MST DC) and Canada Lands Corporation (CLC). Redevelopment of the site is an opportunity for the MST Nations to express their deep connection to the land while bringing forward new opportunities for prosperity for future generations. The 90 acre site is expected to host around 24,000 residents in over 75 buildings ranging from 4 to 49 stories, supported by a proposed UBCx SkyTrain station in the centre of the site.

# **Key Policy Directions Related to Parks and Recreation**

The Draft Policy Statement proposes the following:

- Integration of approximately 20 acres of new park space: 4 acres of active park space, 10 acres of passive park space and 6 acres of natural systems park space, as defined by VanPlay. Total park space amounts to just over 20% of the site. This includes:
  - A full-sized synthetic turf lacrosse-priority sports field and a range of spaces for youth, children's play and dog off-leash areas.
  - A significant space for gathering and MST Nations' celebrations located centrally on site, and areas for park programming on the ridge and in eastern areas.



- Retention, enhancement and management of about 95% of the existing 4-acre natural area on site.
- Development of a new community centre at least 50,000 square feet in floor area.
- Protection of existing trees and addition of significant trees to ensure a mature urban forest is integrated throughout the community over time.
- Improved connections to neighbouring Jericho Beach Park to the north, while minimizing impacts to sensitive natural areas.
- Expectation that the site will build out over approximately 25 years in four phases. New amenities such as parks will be delivered in each phase to support a walkable, complete community. The community centre is currently shown for delivery in the final phase.
- Exploration of governance structure opportunities for co-management between MST Nations and the Park Board at the time of rezoning.

# **Ownership Model**

The City supports the long-term retention of the Jericho Lands by the MST Nations, which includes retaining ownership of the community amenities such as parks and community centre. The Government-to-Government relationships between the MST Nations, City and its boards, including Park Board, will be reflected in ownership and operating agreements for community amenities informed by the recent Heather Lands rezoning. Operating models will be further defined at the time of rezoning. It is anticipated that any amenities operated by the City or Park Board on a day-to-day basis will operate under co-management with the MST Nations. Operating and maintenance costs will be addressed as part of the City's mid to long-term financial and capital planning and annual budget processes.

## **Next Steps**

Subject to Council approval of the Policy Statement, an ODP will be prepared for the site, as requested by the landowners, to provide greater certainty regarding development allowances and amenity obligations. It is anticipated that the ODP would be completed by the end of 2024, in parallel with the Phase 1 rezoning application, and will confirm the phasing approach for delivery of public amenities.

Park Board staff will continue to be involved through the ODP and rezoning stages and will review technical studies provided by the landowners ahead of the first rezoning on their <u>proposed One Water approach</u> to restore the downstream the hydrological cycle in Jericho Beach Park. Any proposed changes to Jericho Beach Park are under the jurisdiction of the Park Board and would



be considered as part of a future Park Board-led planning process with the MST Nations' governments. A <u>planning process for Jericho Beach Park</u> is currently unfunded.

Regards,

Tiina Mack

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