



- 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 [proposed One Water approach](#) 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 [planning process for Jericho Beach Park](#) is currently unfunded.

Regards,

A handwritten signature in black ink, appearing to read "Tiina Mack".

Tiina Mack
Director, Planning and Park Development - Vancouver Board of Parks and Recreation

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Copy to: PB Senior Leadership Team
PB Communications
Doug Shearer, Manager of Park Planning, Policy and Environment
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