



June 15, 2023

MEMO TO : Park Board Commissioners

FROM : Tiina Mack - Director, Planning and Park Development

SUBJECT : **Jericho Lands Planning Program Update: Upcoming Public Engagement**

Dear Commissioners,

This memo provides Park Board Commissioners with an update on the ʔəyálməxʷ / l'yálməxw / Jericho Lands planning program. It includes details of upcoming Phase 4 public engagement on the landowners' revised site concept proposal and next steps in the process.

A [March 2023 memo](#) provided information on previous engagement and a [2021 memo](#) shared further background on the project, including how contextual changes to the area including Jericho Lands development, future rapid transit, and flooding risk indicate the need for a future park planning process for Jericho, Locarno, and Spanish Banks Beach Parks with the Musqueam, Squamish, and Tsleil-Waututh governments.

Background

The ʔəyálməxʷ / l'yálməxw / Jericho Lands planning program is a comprehensive process which will lead to the creation of a Policy Statement (including a site plan and associated policies) to guide redevelopment of the site. This process is led by the City of Vancouver's Planning, Urban Design and Sustainability (PDS) Department, with involvement of staff from other City departments and Park Board through the City's technical team. The Policy Statement is being prepared at the request of the landowners, a joint venture partnership between the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) (MST) Partnership, and Canada Lands Company (CLC).

Upcoming Public Engagement (Phase 4)

Starting June 16, 2023, the public will have an opportunity to review and provide feedback on the landowners' revised site concept. The City and landowners have prepared information boards that include a process update and information on key aspects of the proposal including land use, building heights, density, transportation, parks and open space, and proposed package of public amenities to be delivered by the developer. Engagement materials and opportunities to provide feedback will be shared online via the project's [ShapeYourCity](#) website and feedback will be collected through the City's TalkVancouver survey platform. Three in-person open houses will be held between June 17 and 24. These open house events are expected to draw a large number of local participants many of whom may express concern about the proposal.



Key Aspects of the Revised Site Concept Related to the Park Board

The revised site concept proposes the following:

- Approximately 20 acres of new park space. Following general guidelines set by VanPlay, this will include a balance of passive, natural, and active park space. Park layout and quantity are subject to refinement;
- Approximately 10 acres of additional open space for gathering, storm water management, and active mobility;
- Retention, enhancement and management of about 75% of the existing 4 acre natural area on site and an approach consistent with the Park Board's Biodiversity strategy;
- A new community centre;
- Strengthened ecological and walking and rolling connections to neighbouring Jericho Beach Park to the north;
- The parks and open spaces will be designed to reflect MST values and culture, while welcoming people from all cultures. Celebration and event spaces are a key component of the concept to date.

Planning for Jericho Lands considers the long-term prosperity of the MST Nations members. Similarly to the Heather Lands redevelopment, for which a [rezoning application](#) was approved by City Council in 2022, the MST Partnership have stated an interest in retaining ownership of the lands in perpetuity. As a government-to-government relationship, the City of Vancouver will work with MST Partnership and Canada Lands Corporation to secure community amenities (e.g. parks and open spaces, community centre, childcare centres, affordable housing) in perpetuity without requiring the landowners to dedicate land or facilities to the City. Mechanisms for securing and operating amenities were established for Heather Lands in 2022; these will be considered and tailored to the Jericho Lands site during the rezoning(s) process.

Next Steps

Following Phase 4 engagement this summer the concept will be further refined. City staff expect a final round (Phase 5) of engagement in the fall. Phase 5 will include a preferred site concept and emerging policies, including a layout and confirmed quantity of new park space. City staff anticipate that the Policy Statement will be presented to Council for consideration in late 2023.

Park Board staff will continue to ensure that key issues at Jericho Lands related to Jericho Beach Park are shared for decision making in a future Park Board led planning process with MST governments. There is not yet a timeline or resources for undertaking a master or comprehensive plan. However, in order to align with coastal adaptation work and proactively address opportunities and impacts associated with the Jericho Lands prior to the development of the site, a planning program for these parks should be considered in the near term.

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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RECREATION

Copy to: PB Senior Leadership Team