

Vancouver resides on the unceded traditional territories of the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation (“MST”).

The City, at the request of the owners of the Jericho Lands, a joint venture between the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation (“MST Partnership”) and Canada Lands Company (“CLC”), is undertaking a comprehensive planning program to create a Policy Statement to guide future redevelopment of the site.

City of Vancouver staff will lead a collaborative planning process with the surrounding community, the land owners, and other stakeholders to create a policy statement.

Why are we here today?

- ① Learn about the site & process
- ② Share your thoughts
- ③ Talk to staff and the project team

What is a Policy Statement?

A Policy Statement is a document that establishes principles and objectives relating to:

- RECONCILIATION
- MIX OF USES
- DENSITY, BUILDING TYPES + HEIGHTS
- MOBILITY
- SUSTAINABILITY + INFRASTRUCTURE
- ECOLOGY, PARKS + OPEN SPACE
- COMMUNITY AMENITIES

The Policy Statement will be presented to Council at the end of the process and, if adopted, will guide future rezoning of the site. While broad directions would be confirmed in the Policy Statement, refinement of the proposal will occur in the rezoning stage.



Site Description

The Jericho Lands are 36 hectares (90 acres) in size, located north of W 8th Avenue, south of W 4th Avenue, and bounded by Trimble Park and Queen Mary Elementary to the west, and Highbury Street to the east.

The eastern portion is currently zoned (RS-1) One-Family Dwelling District, which permits, one-family dwellings, secondary suites, laneway houses, and two-family dwellings.

The western portion is currently zoned CD-1 (404) which permits a variety of uses including residential, cultural and recreational uses, parks, institutional uses, public utility with an overall 0.60 floor space ratio (FSR).

BACKGROUND

History of the Site

The Jericho Lands are within the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh Nations. The lands were used by the Nations for millennia as rich fishing and hunting grounds, supported by two natural streams that flowed to the beaches to the north. The ocean side at Jericho was the location of a year-round village utilized by the local Nations, and the hills in the area were strategic outposts with the forests supportive of cultural and spiritual practices. **For more information on the cultural significance of the Jericho Lands, please refer to the proponent team’s board.**

At the turn of the nineteenth century, Vancouver Golf Club was located at Jericho Beach, stretching up to the Jericho Lands. From the 1930s onwards, the lands were operated as a military establishment (“Jericho Garrison”) by the Department of National Defence (DND) and most recently were home to the 39 Canadian Brigade Group comprised of military reservists.

Jericho Lands Today

The eastern lands, known as Jericho Garrison, were owned by the DND until 2014, when ownership was transferred to the MST Nations and CLC. The DND continued to lease back the operational area from the MST Nations and CLC until spring 2018 when the Brigade was relocated to the Seaforth Armoury located on Burrard Street. The existing housing continues to be operated by the MST Nations and CLC, and is leased to military personnel.

The collection of buildings at the Jericho Garrison has evolved over the years, with several buildings built and demolished over the decades. Today, the former headquarters building, a workshop and a few small service buildings remain. There are 110 residential units which include singles quarters and modest family dwellings. The former headquarters buildings are now leased commercially for film purposes.

The western lands were also owned by the DND prior to acquisition by the Province of British Columbia. In 2016, ownership was transferred to the MST Partnership. Parts of the property are leased to West Point Grey Academy, a private school, and the Vancouver Park Board (Jericho Hill Centre).



Tidal Flats of Jericho Beach (Photo Credit: Balley Brothers, 1890), Vancouver Archives



Jericho Air Station Development and Vancouver Golf Club with Jericho Lands in background (1937), Vancouver Archives



Jericho Hill Centre



Former Headquarters Building



Photograph courtesy of Triathlon Mapping Corporation (Pacific Survey Corporation, 1956), City of Vancouver Archives

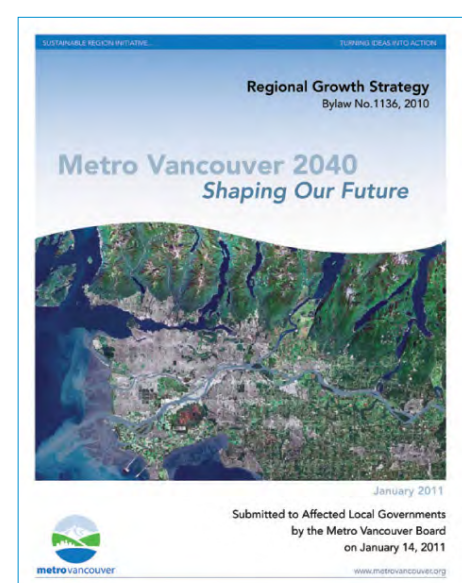
EXISTING CITY POLICIES

The following City policies establish a general framework for redevelopment that is applicable to Jericho Lands. These policies, among others, will apply at various stages of the design and development process.

REGIONAL POLICIES

Metro Vancouver 2040: Shaping Our Future (2011)

The Regional Growth Strategy provides a framework for all Lower Mainland municipalities to accommodate projected growth – over one million people and 600,000 new jobs – by 2040.

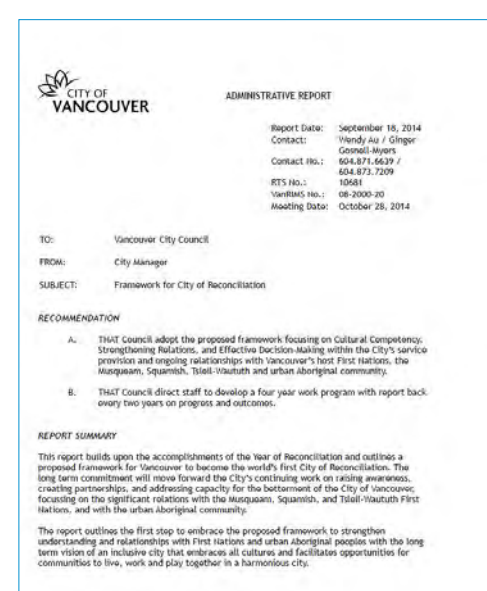


CITY-WIDE POLICIES



Framework for City of Reconciliation (2014)

This report builds upon the accomplishments of the Year of Reconciliation and outlines a proposed framework for Vancouver to become the world's first City of Reconciliation.



Housing Vancouver Strategy (2017)

The City's 10-year strategy to address housing affordability, focusing on shifting toward the right supply of housing affordable to local incomes and including rental, social and supportive housing



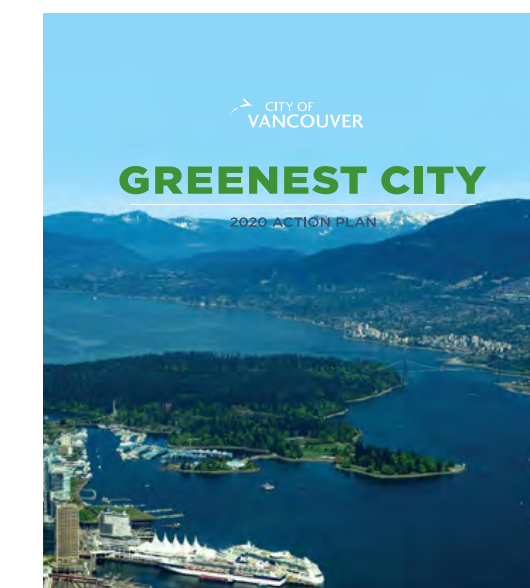
Transportation 2040 Plan (2012)

This plan is a long-term strategic vision that will help guide decisions on transportation, land use and public investments.



Greenest City 2020 Action Plan (2012)

The plan outlines actions for Vancouver to be healthy, prosperous and resilient, with the goal of becoming the world's greenest city by 2020.



Renewable City Strategy (2015)

The goal of the Renewable City Strategy is that Vancouver will become a city that uses only renewable sources of energy while respecting the principles of sustainability.



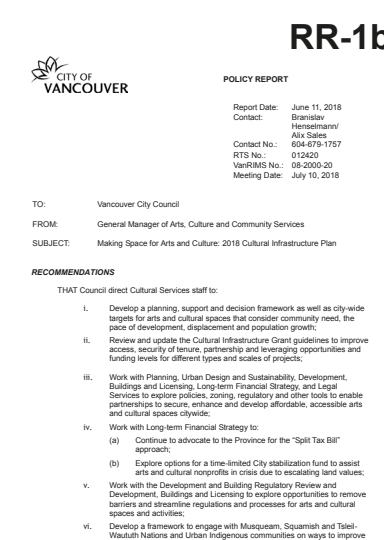
VanPlay: Imagine Parks + Recreation (2018)

VanPlay is a policy document that sets the values and goals for current and future parks and facilities. It will help the City determine service gaps, analyze growth trends, and identify opportunities for improvements.



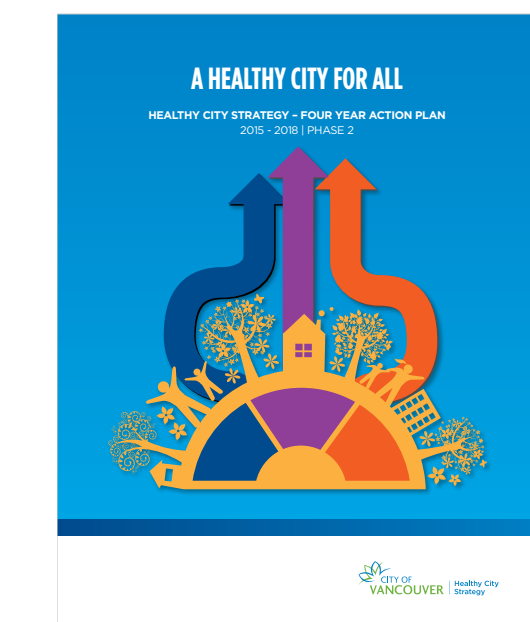
Making Space for Arts and Culture: 2018 Cultural Infrastructure Plan (2018)

This plan recommends optimizing City policies, tools, programs and investment priorities to secure, enhance and develop vibrant, affordable, and accessible arts and cultural spaces in Vancouver.



Healthy City Strategy (2014)

This strategy is a long-term, integrated plan for healthier people, healthier places, and a healthier planet. It comprises of 13 long-term goals for the well-being of the City and its people.

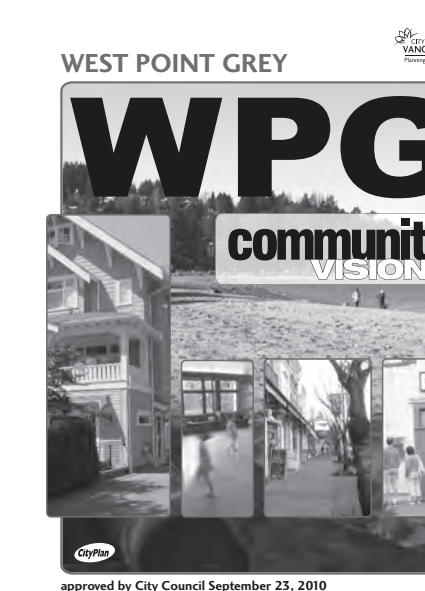


LOCAL AREA POLICIES

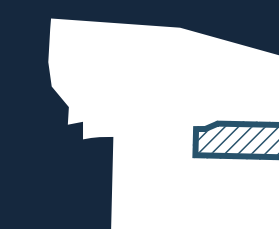


West Point Grey Community Vision (2010)

This policy includes direction to complete a major study to determine future uses of the Jericho Lands with significant community engagement.

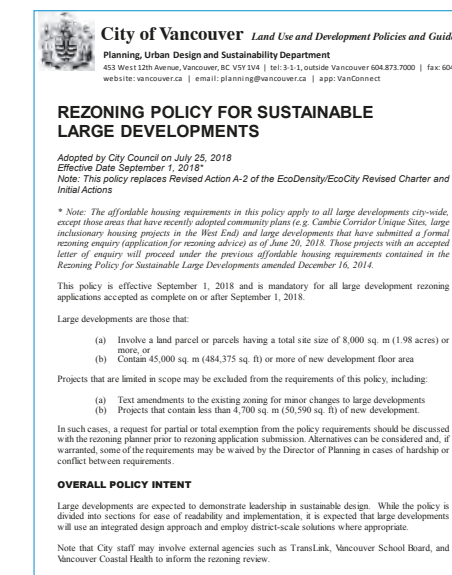


SITE SPECIFIC POLICIES



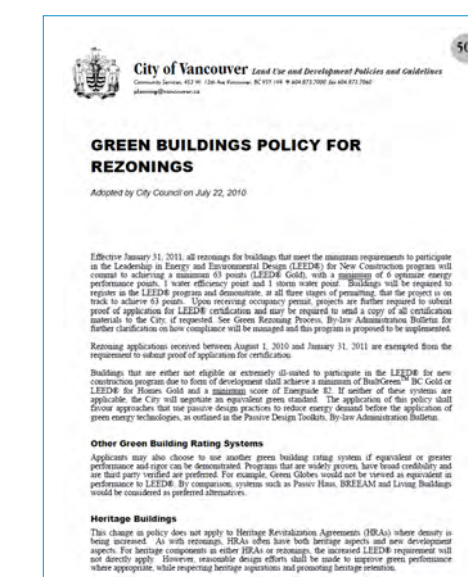
Rezoning Policy for Sustainable Large Developments (Updated 2018)

This policy requires plans and studies to achieve a higher level of sustainability in terms of site design, food systems, green mobility, potable water management, rainwater and groundwater management, zero waste planning, affordable housing, and resilience.



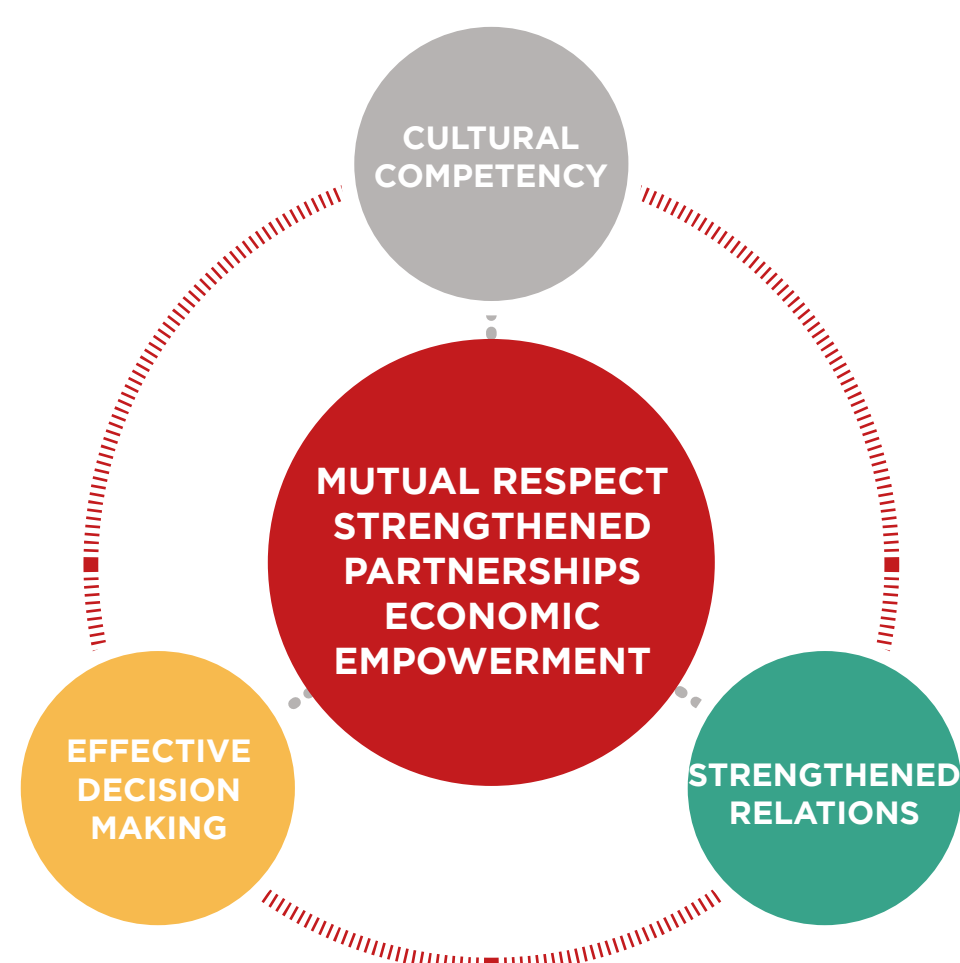
Green Building Rezoning Policy (Updated 2017)

This policy requires all rezoning proposals to meet or exceed LEED Gold or be Zero Emissions.



CITY OBJECTIVES

The City would like to achieve certain objectives through the redevelopment of the Jericho Lands. These relate to established City goals around reconciliation, housing, sustainability, transportation, public spaces and amenities, and site planning and urban design. These objectives will inform the planning process.



Three Foundational Components to the Reconciliation Framework (City of Vancouver, 2014)



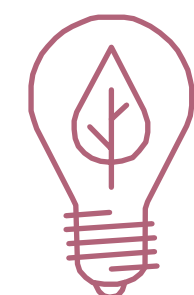
Reconciliation

- **Strengthen the relationship** with the MST Nations by acknowledging the truth of residential schools and the impact of loss of land and culture.
- Recognize Jericho Lands as a **site of reconciliation**.
- Design the site to be **welcoming and inclusive to people of all cultures** and provide opportunities for ceremony, events and community connection.
- **Use Indigenous principles** to inform art, landscape design, public realm, building design and expression, to represent MST Nations culture in the design of the site.



Housing

- Provide a **range of housing types and tenures** to enhance affordability for all residents.
- Target **30% of the units for affordable housing**.
- Achieve at least **35% family units** with two or more bedrooms.



Sustainability

- **Advance the goals of the Greenest City Action Plan**, including reducing our greenhouse gas emissions, reducing waste and protecting and restoring our natural ecosystems
- Provide buildings that are highly energy efficient by designing **all new buildings to meet or exceed** LEED Gold or be Zero Emissions.
- **Respect the land** by incorporating ecological systems and protecting significant trees.



Transportation

- **Prioritize walking, cycling, and transit.** Establish new bikeways and Greenways protected from traffic through site planning and design.
- **Connect the site with the surrounding community** by a network of publicly accessible streets, bikeways/Greenways, pedestrian paths and other open spaces.
- Consider how **future rapid transit** extension could serve the Jericho Lands.



Public Spaces + Amenities

- Establish a **robust package of benefits and amenities to meet the needs of the local community** (e.g. childcare, parks and open space, cultural facilities, community centres, etc).



Site Planning + Urban Design

- Develop **respectful transitions**, in terms of building scale, with the surrounding neighbourhood.
- Achieve interest and **architectural variety** by accommodating a range of building types and heights.
- Create **pedestrian-oriented streetscapes and public spaces** that integrate well with the neighbourhood.
- Consider a **mix of uses** to support the needs of the community.
- Consider **retention of existing features** with historical, cultural, or ecological values.

OPPORTUNITIES

The Jericho Lands represent an unique opportunity for the City to work collaboratively with the MST Partnership and CLC, and the surrounding community, on a significant 90-acre major project redevelopment site. The Jericho Lands are one of the last remaining consolidated large sites within the city boundaries.

Through the planning process, including extensive community engagement, redevelopment options will be explore that seek to:

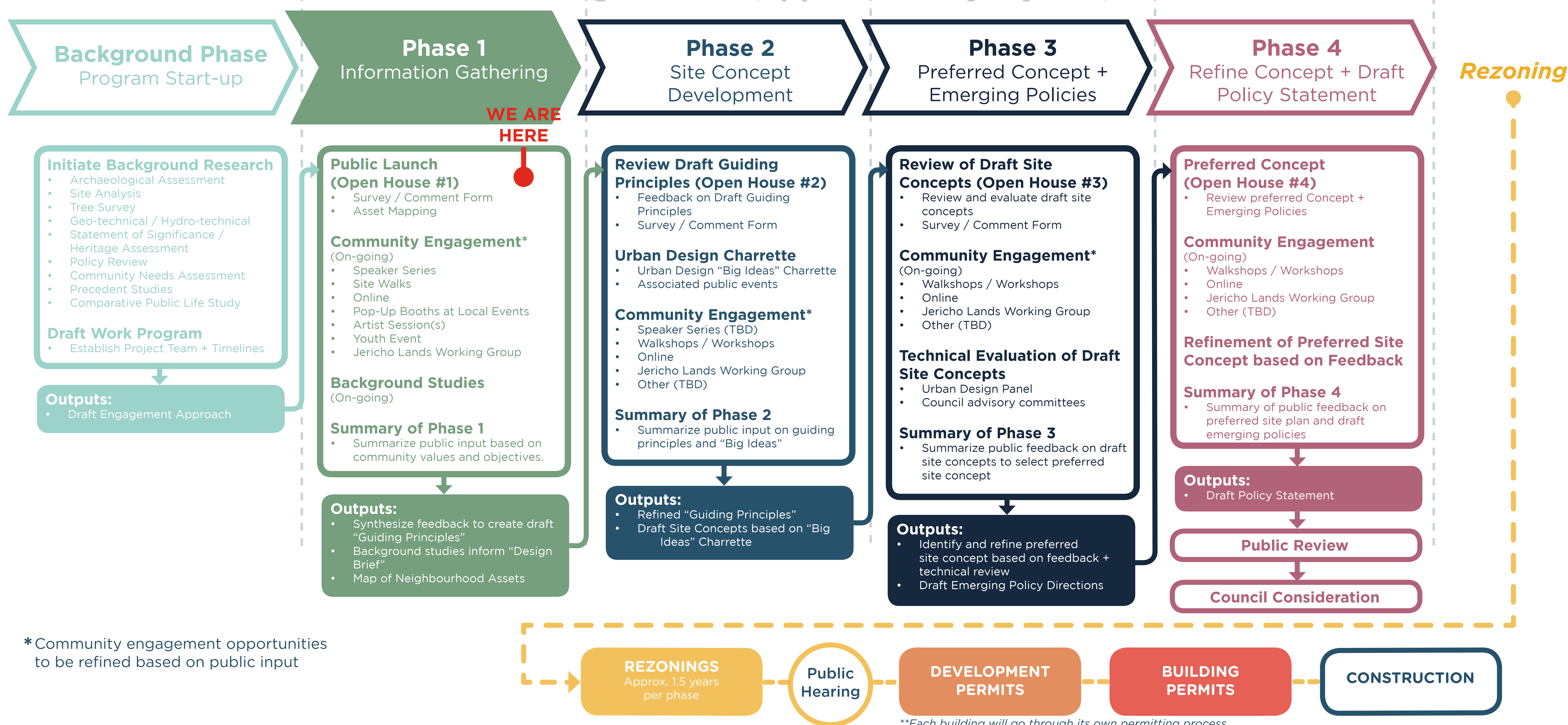
- Advance our collective work toward reconciliation.
- Respond to existing and emerging Council policies.
- Establish a new model community that is sustainable, socially and culturally inclusive and highly-livable.
- Create new housing opportunities as well as shops and services, and employment space to support the new community.
- Deliver public amenities such as affordable housing, childcare, and community space, to serve the new development, the surrounding neighbourhood and broader community.
- Provide new housing within walking distance of existing and planned rapid transit routes.
- Protect cultural and heritage assets.
- Retain significant trees, and create new parks and public open spaces.
- Learn from best practices around the world.



PLANNING PROCESS

The objective of the planning program, which is anticipated to take approximately two years, is to explore redevelopment options for the site. Your input is an important part of the process. The outcome of the planning program is a Policy Statement, that, if approved by City Council, will be used to guide any future rezoning of the Jericho Lands.

Planning Process (approximately 2 years)



WHO IS INVOLVED?

The City of Vancouver will work with the community around the Jericho Lands site, MST Partnership and CLC, and other stakeholders to create a Policy Statement.

Each group will have the following roles:

Community

- Identify issues, priorities and ideas to inform the engagement process, guiding principles and redevelopment options.
- Provide input throughout the process.
- Participate in public workshops and events.
- Review and provide feedback on guiding principles and redevelopment options.
- Review and provide feedback on the Jericho Lands planning program.

**Sign up to our email
list to stay informed.**

**Fill out a comment
form and tell us how
you would like to be
involved.**

MST Partnership + CLC

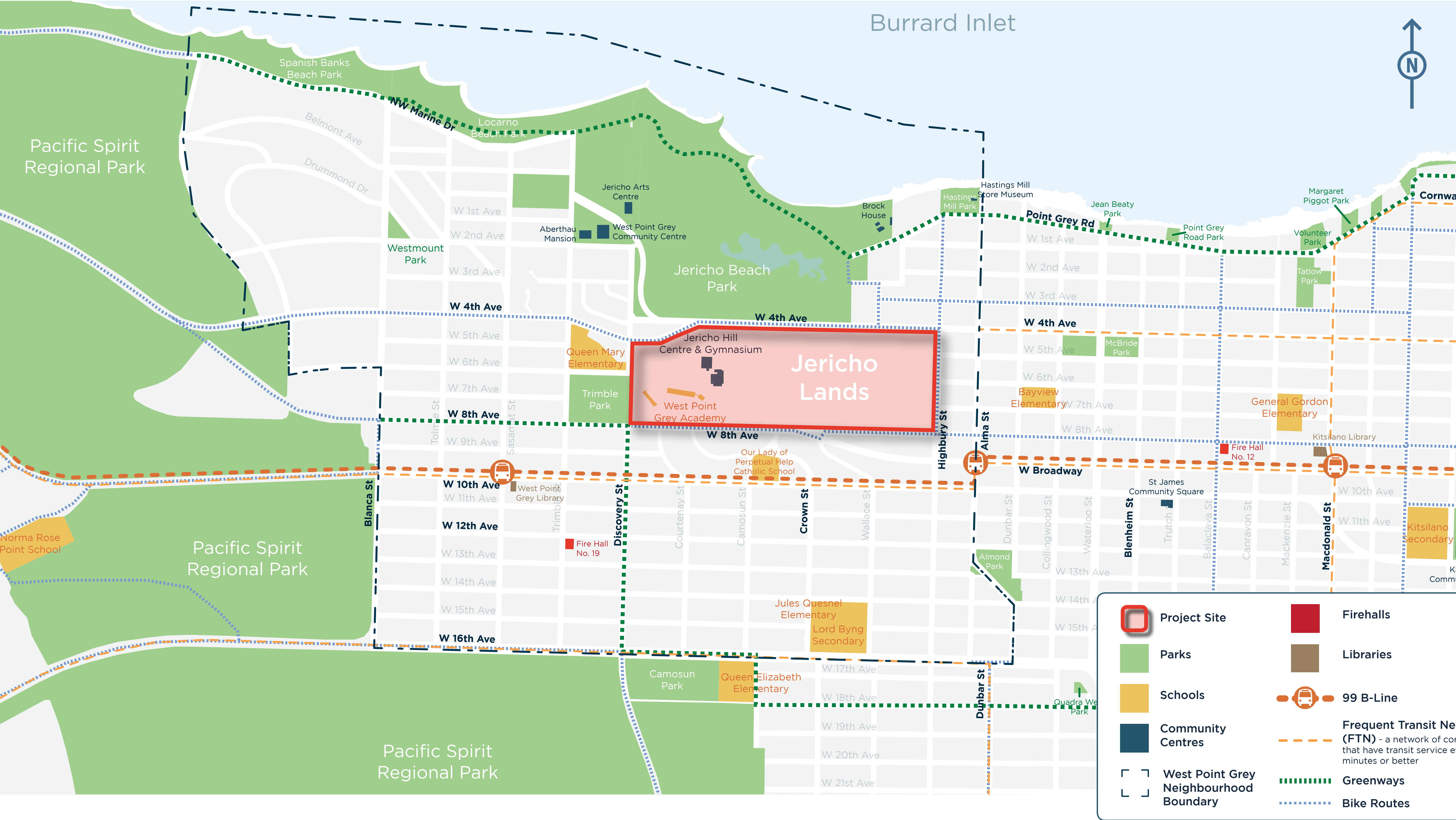
- Act as proponents for the redevelopment of the site.
- Identify proponent's priorities and aspirations for the redevelopment.
- Generate and refine redevelopment concepts (with technical input from the City) balancing objectives of all parties.
- Work with the City to inform and engage nearby residents of the planning process.

City of Vancouver

- Coordinate the Jericho Lands planning program.
- Design and implement an engagement process with input from the community.
- Provide technical guidance on planning, urban design, engineering, transportation, housing, parks, amenities, arts and culture, and social policy issues.
- Ensure City policies and directions, landowner's objectives, as well as community priorities, are reflected in the Policy Statement.
- Facilitate discussion and coordinate feedback at open houses and meetings regarding redevelopment concepts, and draft policies.
- Draft a Policy Statement including redevelopment concepts for City Council's consideration.
- Evaluate all future rezoning applications based on the Council approved Policy Statement.



CONTEXT

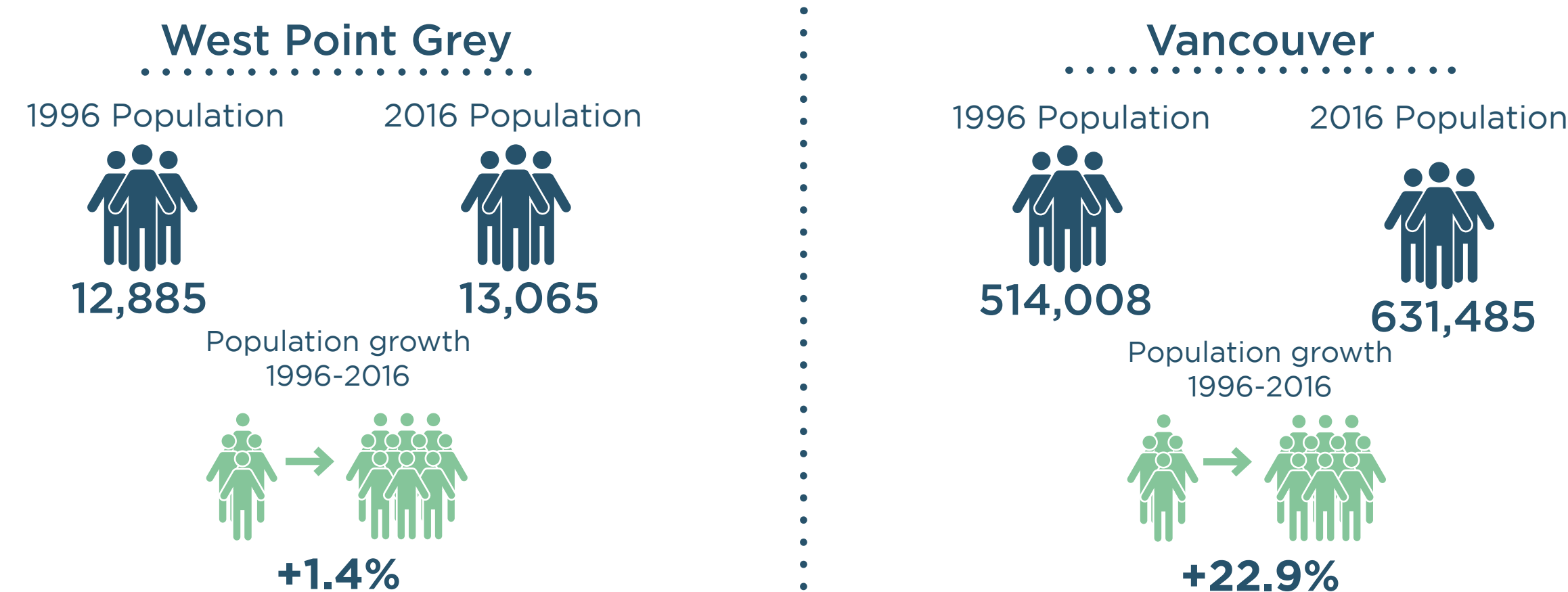


COMMUNITY SNAPSHOT

West Point Grey is an established neighbourhood in Vancouver, known for its beaches and village-like atmosphere. The changing character of the neighbourhood and the city can be seen through statistics collected from the Federal census.

Population

West Point Grey experienced a **small increase in population (1.4%)** between 1996 and 2016, whereas the City of Vancouver as a whole experienced a **22.9% increase** in population growth over the same period.



Source: Statistics Canada, 2016

The **median age** of West Point Grey residents is 44.1 years compared to 39.3 years across the Vancouver.

19.2% of the population in West Point Grey is **over the age of 65** as opposed to 15.5% in Vancouver as a whole. This is an increase from 2011 when the number of seniors was 16%, indicating an aging population. **The number of children (aged 0-19)** has increased by 0.5% since 2011, to 21.5% of the population in West Point Grey in 2016.

	West Point Grey	Vancouver
Seniors age 65+	19.2%	15.5%
Residents age 40-64	34.9%	34.3%
Residents age 20-39	24.3%	34.6%
Children under age 19	21.5%	15.6%

Source: Statistics Canada, 2016



West Point Grey Residence looking towards Burrard Inlet (Photo Credit: Michael Tudorie)

Home Tenure and Dwelling Types

West Point Grey has a **higher rate of home ownership** when compared to Vancouver. Over 62.2% of residents own their homes in West Point Grey as compared to 46.9% in Vancouver

The percentage of **dwellings rented** in West Point Grey (37.7%) is lower than Vancouver as a whole (53.1%).

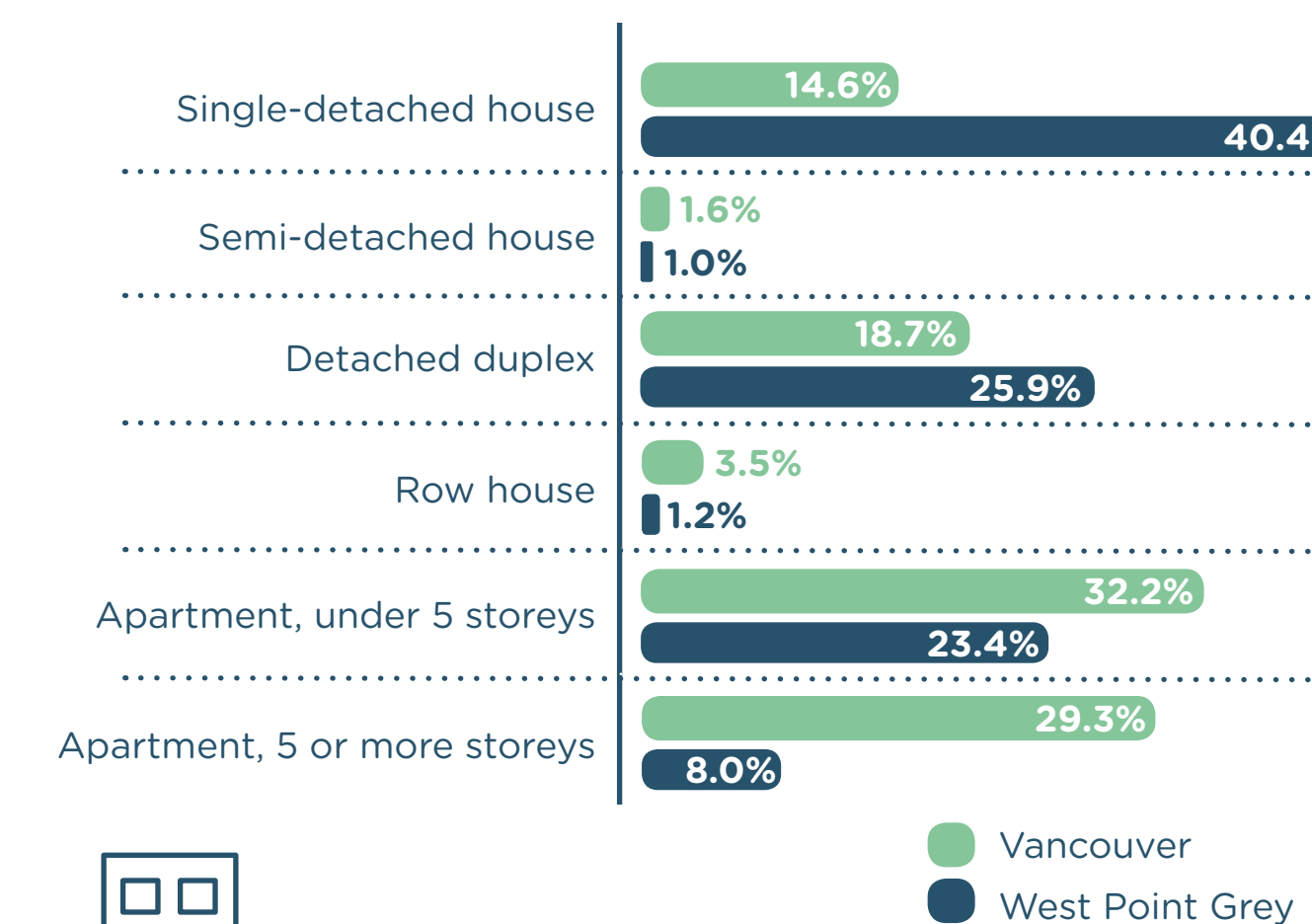
The neighbourhood has a lower density of 12.1 **dwelling units per hectare** compared to 24.8 dwelling units per hectare in Vancouver

The majority of West Point Grey is **zoned residential**.

In West Point Grey, 40.4% of all dwellings are **single-detached houses**. This is higher than Vancouver where only 14.6% of all dwellings are single-detached houses.

The neighbourhood's **building form** is predominantly low-rise, with 8.0% of apartment buildings in West Point Grey being greater than 5 storeys.

Dwelling Types (2016)



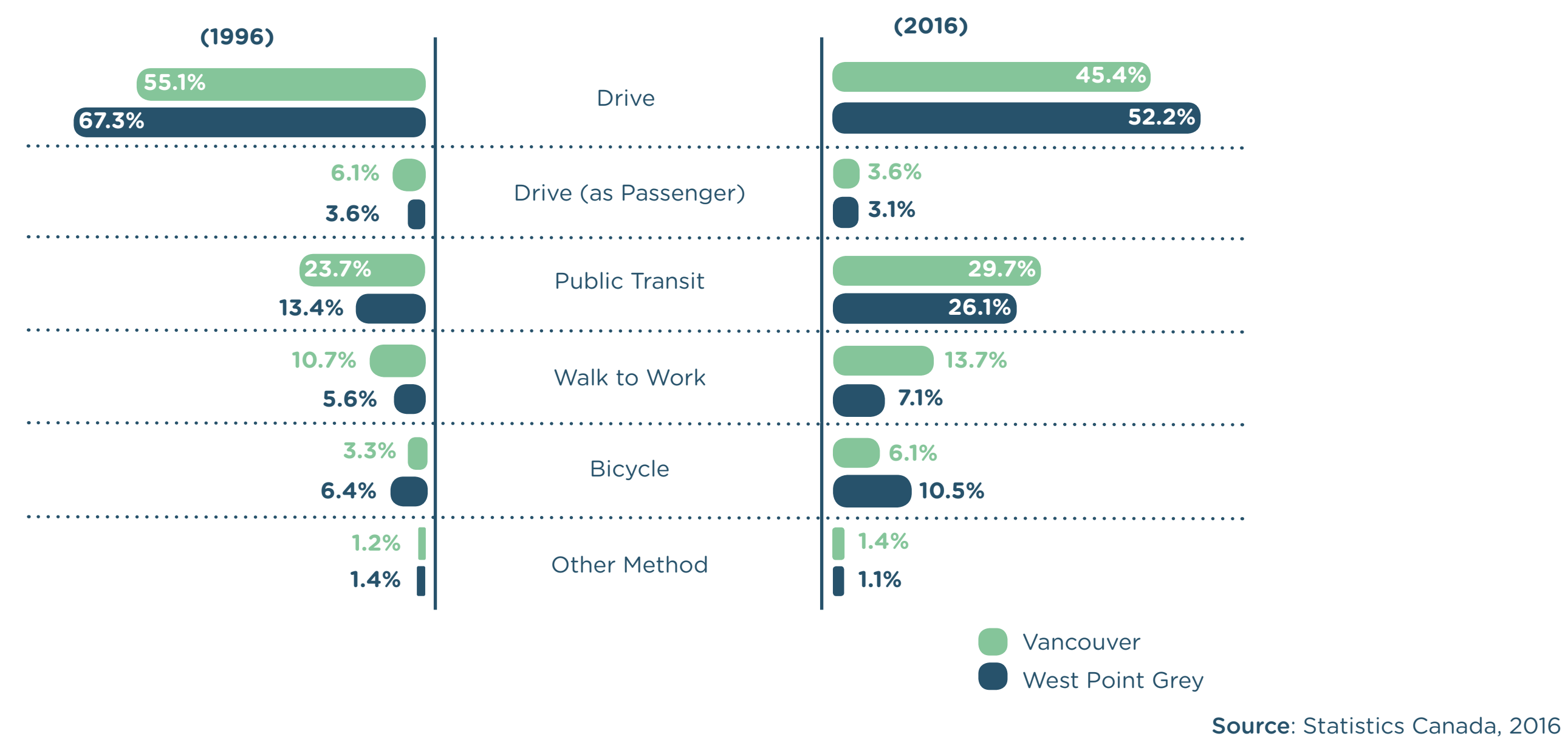
Source: Statistics Canada, 2016

COMMUNITY SNAPSHOT

Mobility

West Point Grey is well served by pedestrian, bicycle, transit and vehicle routes. West 16th Avenue is the southern boundary of the neighbourhood and is a key east-west route terminating at UBC. West 4th Avenue also leads to the UBC campus and is the northern boundary of the Jericho Lands. Between the two avenues is West 10th Avenue, the commercial heart of the neighbourhood and the route of the 99 B-line bus.

Mode of Travel to Work (1996 & 2016)



In 1996, 70% of West Point Grey residents drove, or were passengers, on their journey to work. This decreased to 55% in 2016. In West Point Grey public transit ridership has almost doubled from 13.4% in 1996, increasing to 26.1% in 2016. Walking and cycling to work have also seen increases between the same years.

More West Point Grey residents report **driving to work** (52.2%) than Vancouver residents as a whole (45.4%).

More West Point Grey residents report **cycling** to work (10.5%) than Vancouver residents as a whole (6.1%).

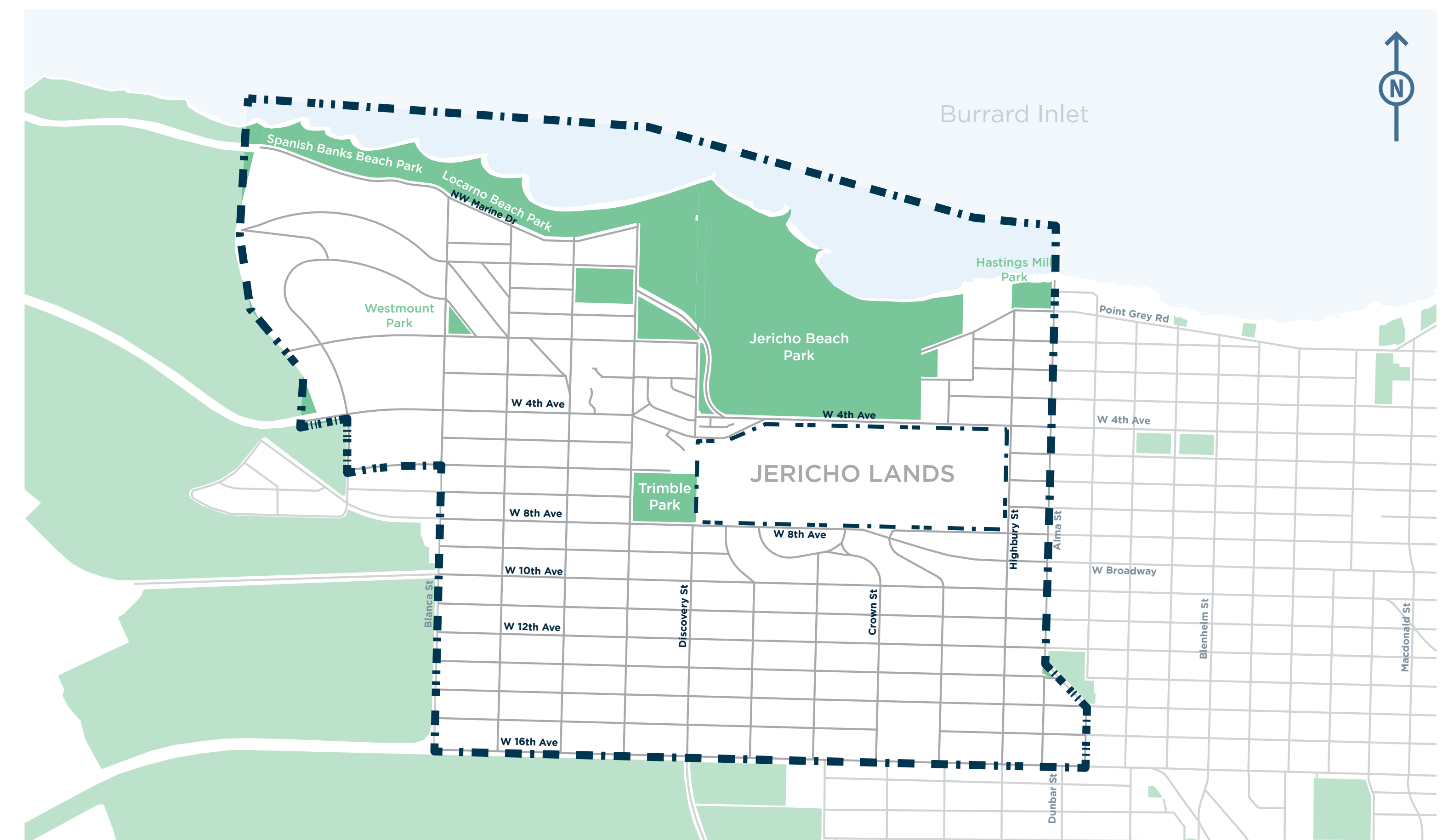
Fewer West Point Grey residents report **walking** (7.1%) **or taking transit** (26.1%) to work than Vancouver residents as a whole (13.7% and 29.7% respectively).



Jericho Lands looking north to Burrard Inlet (Photo Credit: Bunch of Carrots)

Park Spaces

There are over **75 hectares of parkland** within West Point Grey. In addition, Pacific Spirit Regional Park shares the western border of the neighbourhood and offers additional opportunities to explore greenspaces.



TRANSPORTATION

Vancouver has an integrated transportation network that moves people and goods through the city and the region, providing options for travel by walking, cycling, taking transit or driving.

Walking

The Jericho Lands are within walking distance of significant destinations, including Jericho Beach and the high streets along W 4th Ave and W 10th Ave. The overall site slopes upwards from its low point at the northeast corner to the southwest.

Cycling

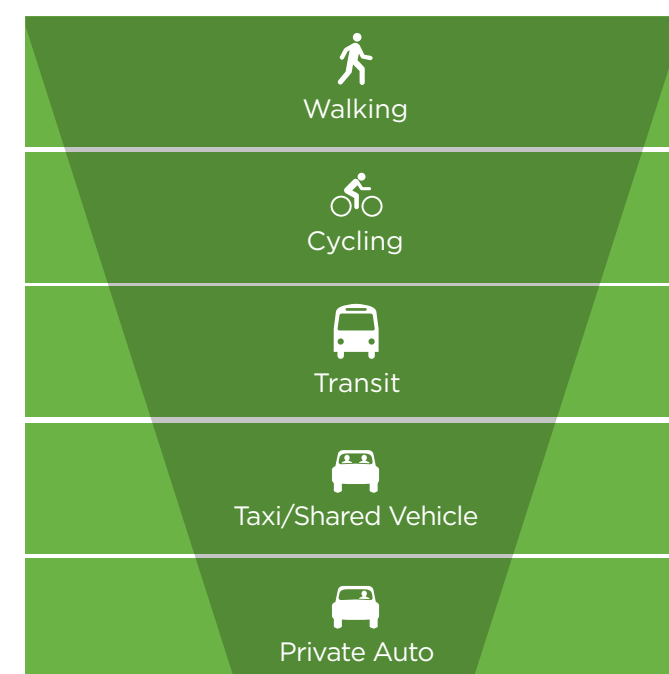
The City's cycling network includes the all ages and abilities (AAA) connection along Point Grey Road, connecting Jericho Beach to other neighbourhoods. Additional upgrades are planned in coming years along portions of Highbury and Blanca Streets.

Transit

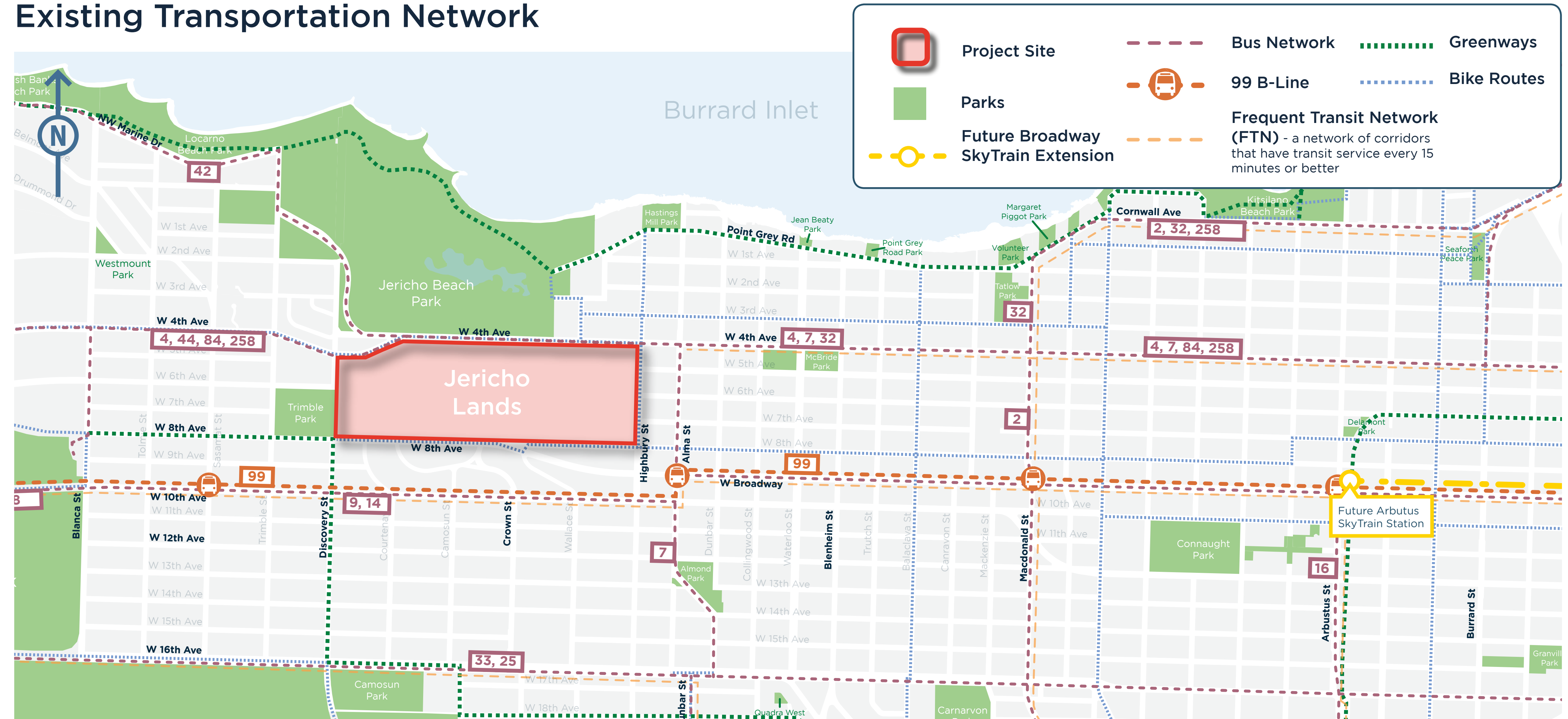
TransLink provides service in the general vicinity through numerous bus routes, including the 99 B-Line, the busiest bus route in Canada or the US. Frequent transit service, every 15 minutes throughout the day, is also provided on 4th and 16th Avenues.

Streets

The street network around the Jericho Lands is a developed grid, with major east-west connections along 4th and 10th Avenues, as well as north-south connections on Alma and Blanca Streets. It provides local neighbourhood access as well as service to larger destinations, such as Jericho Beach, Spanish Banks, and UBC.



Existing Transportation Network



Regional Context - SkyTrain between Arbutus and UBC

The Broadway Subway, a mostly tunneled SkyTrain extension from VCC-Clark Station to Arbutus Street, is approved and funded. The procurement process is underway and construction is expected to begin in 2020. Upon completion in 2025, this six station Millennium Line extension will connect the second largest employment centre in the province to the SkyTrain network.

Vancouver City Council and TransLink's Mayors' Council both recently endorsed further design work on a SkyTrain extension between Arbutus Street and UBC. Design development and consideration of alignment and station location options (including station options on the Jericho Lands) will begin in the coming months and will include opportunities for public consultation. More information on both projects can be found at vancouver.ca/broadwaysubway.

**Route alignment and station locations between Arbutus and UBC yet to be determined. Current locations for illustrative purposes only.*



Community Amenities

The City provides public amenities as part of redevelopment, through Community Amenity Contributions (CACs), Development Cost Levies (DCLs), and Capital Plan investments. Public amenities on large sites like the Jericho Lands can include childcare centres, community centres, parks and open space, cultural facilities, affordable housing and street improvements.

Currently located on the Jericho Lands is the Jericho Hill Centre. It is a complementary centre to the West Point Grey Community Centre which is jointly operated by the West Point Grey Community Association and the Vancouver Board of Parks and Recreation. The centre offers a blend of programming in recreation, sport, and art for all age groups. The Vancouver Board of Parks and Recreation leases the building from the MST Partnership on a short-term basis.

Through your input, an assessment of local needs and discussions with landowners, a draft package of public amenities will be identified for public feedback. **Please fill out a comment form to ensure we know what amenities you think are necessary.**

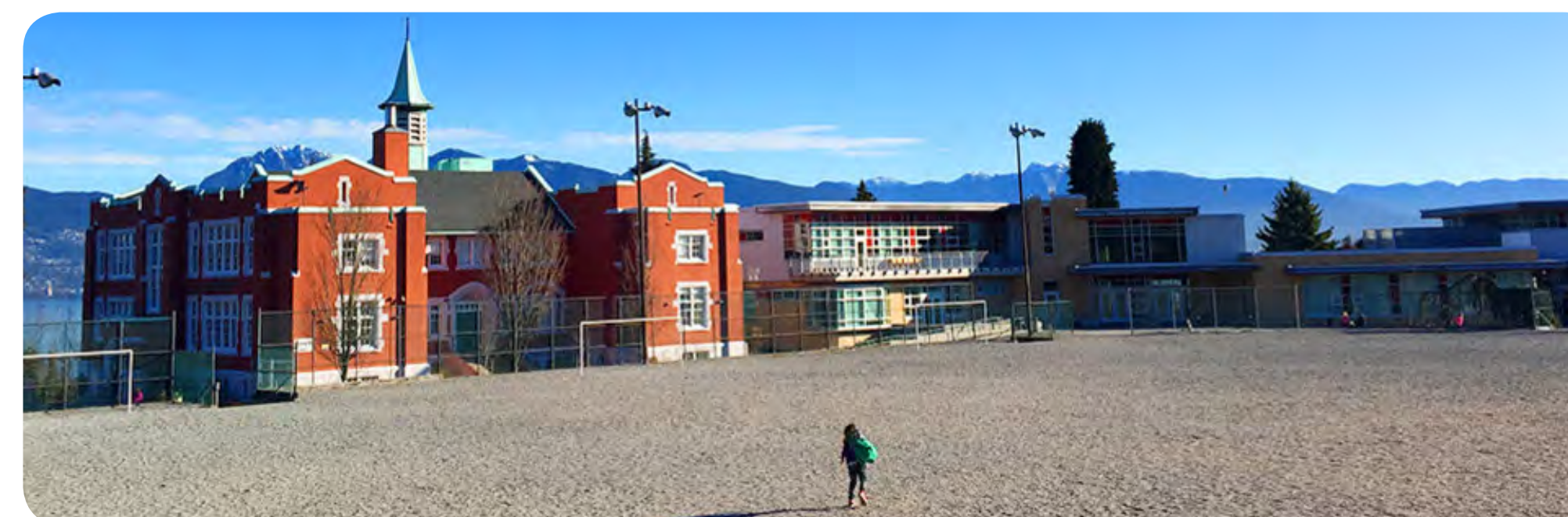
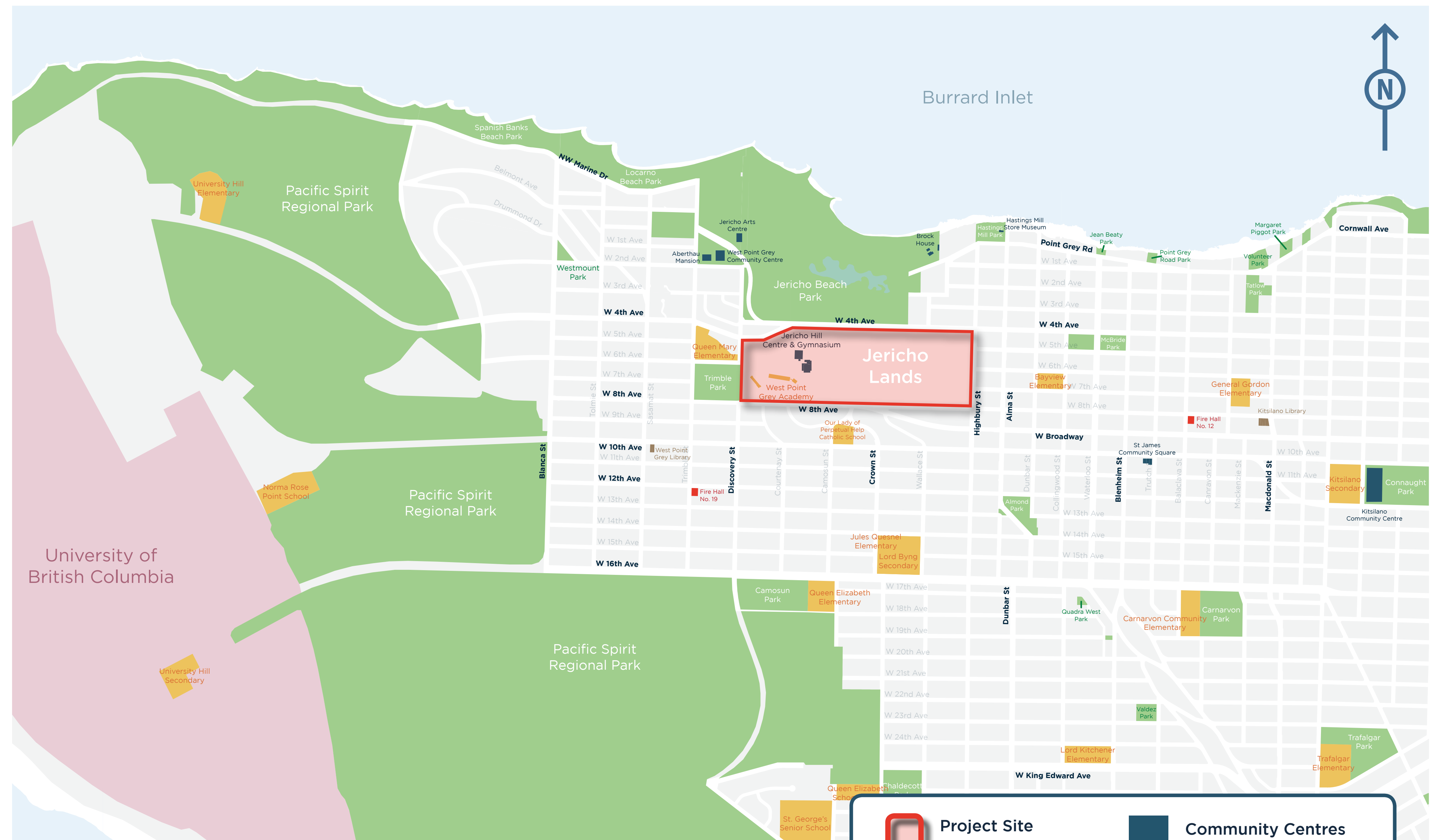
Schools

The Jericho Lands are located within the Queen Mary Elementary and Lord Byng Secondary catchment areas. In 2016, seismic upgrades of Queen Mary Elementary recently were completed, Lord Byng Secondary is scheduled for seismic upgrades with a forecasted completion in 2021.

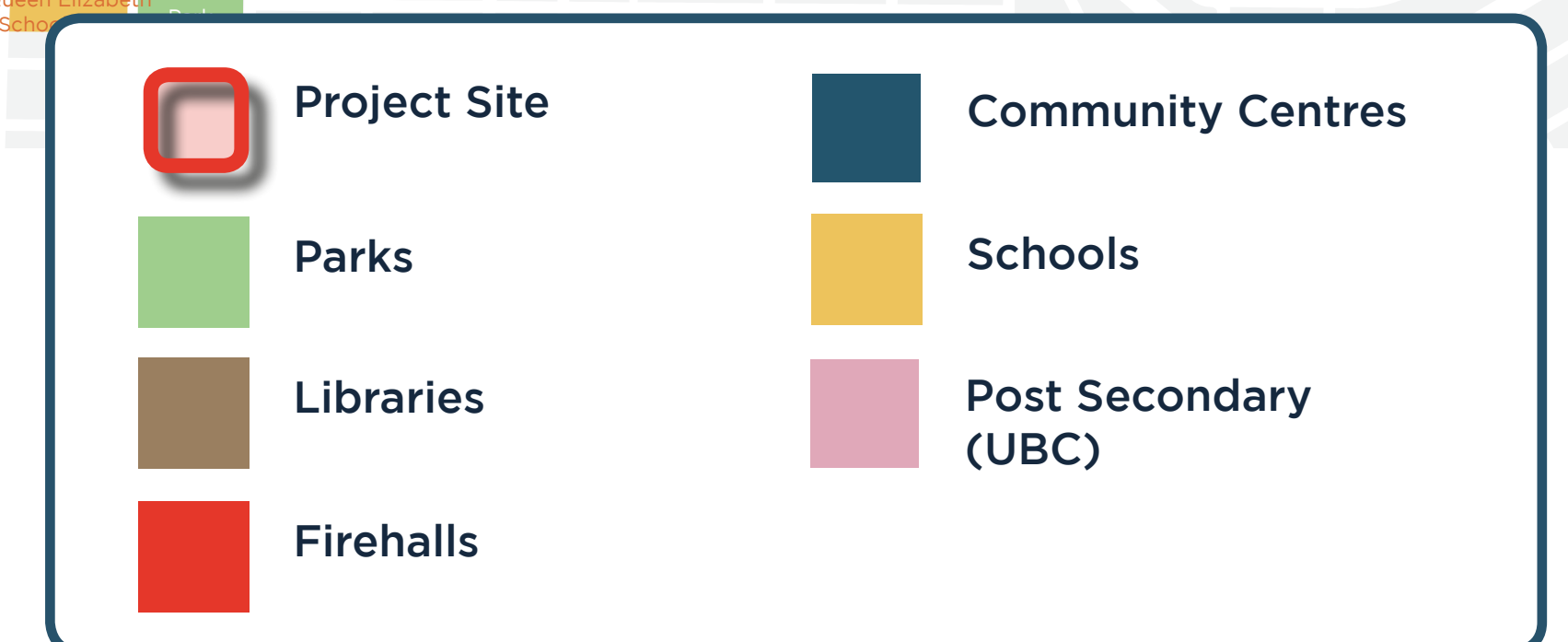
West Point Grey Academy, an independent co-educational school, is located on the Jericho Hill portion of the site. Currently, West Point Grey Academy leases the site from the MST Partnership.

The City will work with the relevant School Boards to monitor population growth and determine the potential need for new or expanded school facilities to serve the community. The City's role is to help secure land where needed to support delivery of new facilities.

For more information on the Vancouver School Board plans visit: **[www.vsb.bc.ca/capital projects](http://www.vsb.bc.ca/capital-projects)**.



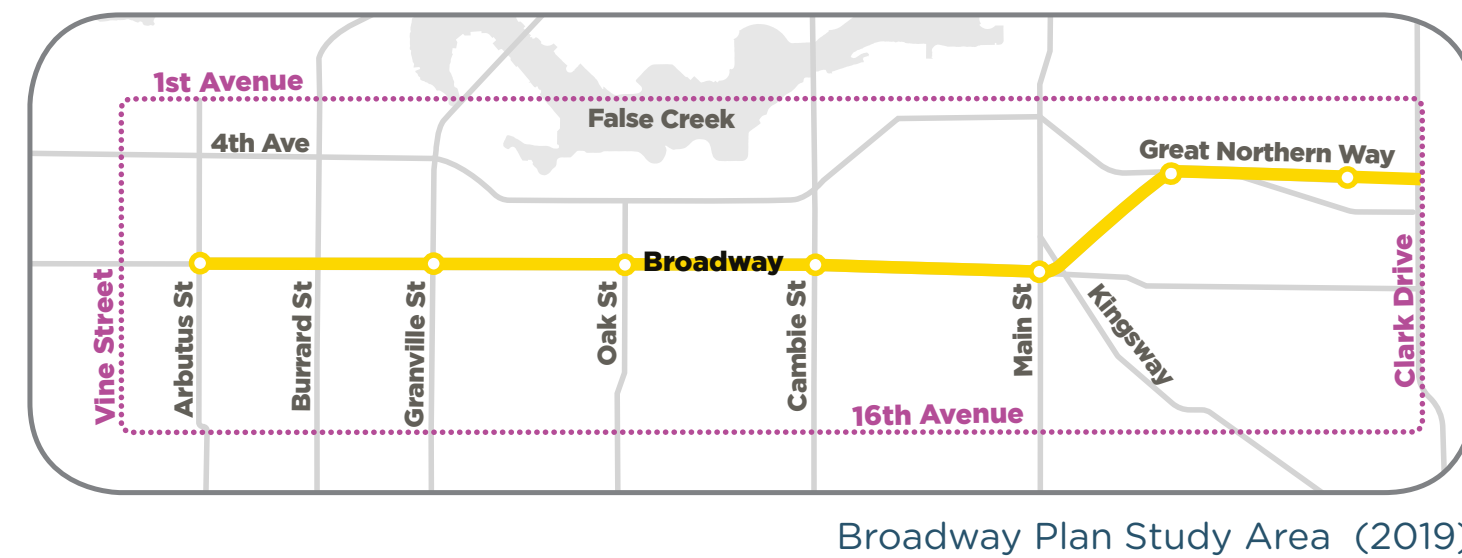
Queen Mary Elementary after recent seismic upgrades (Photo Credit: Vancouver School Board)



The Jericho Lands Planning Program will be proceeding at the same time as a number of related City initiatives. City efforts on these initiatives will be coordinated, informing one another as they develop.

Broadway Plan Process

The Broadway Plan process is a two-year planning program to create a Broadway area plan for the study area between Vine Street and Clark Drive.



The plan will focus on opportunities to integrate new housing, jobs, and amenities around the Broadway Subway. The plan will address the need for:

- Increased job space
- Deepening housing affordability
- Minimizing displacement
- New or improved connections
- Improved parks and public spaces
- New and renewed public amenities

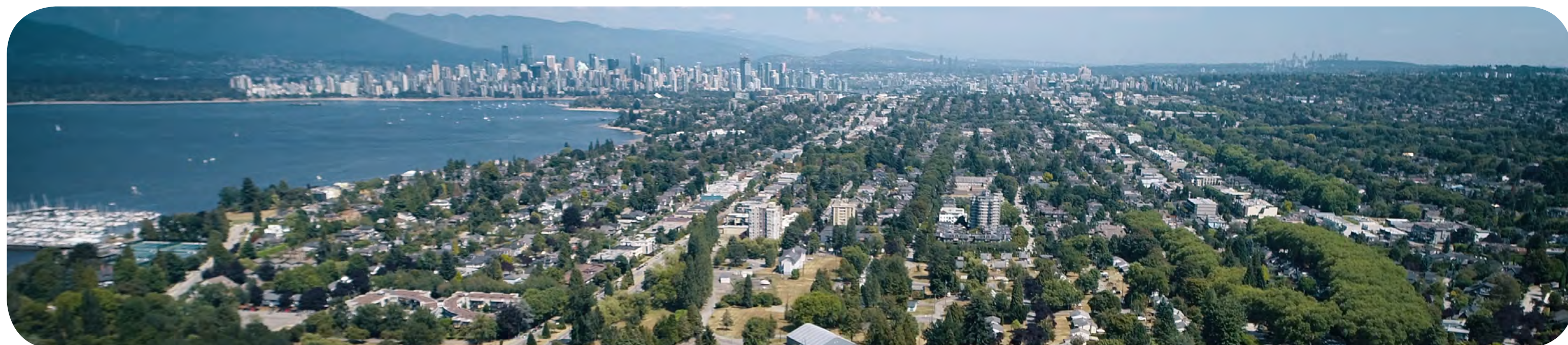
For further details and future updates on the Broadway Plan process, please visit vancouver.ca/broadway-plan.

City Plan Process

In November 2018, Council directed staff to report back on the scoping of an expedited process leading to the creation of the first comprehensive City-wide Plan for Vancouver since the 1920s. Background scoping work for the City-wide Plan has begun, and a report to Council on the scope and work plan is anticipated in 2019.

A long-term, city-wide plan would establish a clear framework to address rising issues in Vancouver such as housing affordability, environmental and social health, the need for long-term clarity around land-use, leveraging long-term capital investments and programs with senior levels of government, and encouraging a culture of innovation.

For future updates on the City plan process, please visit the City of Vancouver web page at www.vancouver.ca



Jericho Garrison looking east (Photo Credit: Bunch of Carrots)

Making Room Housing Program

Shifting towards the right supply of housing to meet the needs of people who live and work in Vancouver is an important objective of the Housing Vancouver Strategy. As a key component of City Plan, we are looking at new opportunities to add housing choice across the city in our low-density neighbourhoods. The aim is to deliver housing that falls in the “missing middle”, between single-family homes and higher density apartments. This housing ranges from duplexes and fourplexes to townhouses and low-rise apartments. By making room for housing that falls in the missing middle, we can accommodate the needs of a range of households at all stages of life.



Early actions of Making Room included the introduction of duplexes across most single-family neighbourhoods. The next phase of the program will be launched as part of the city-wide engagement for City Plan in 2019. This will involve engaging with residents across the city on what they want to make room for in our low-density neighbourhoods and creating a framework for change to expand housing choice in neighbourhoods across the city.

Over the next year, the Making Room program will:

- Map and research the current conditions in low-density neighbourhoods
- Study new housing options and building types
- Explore ways to improve affordability
- Engage with residents on what they want to make room for in their neighbourhoods
- Develop a methodology to identify where new housing options should go, considering opportunity factors like proximity to transit, shopping, schools, parks, and amenities and considering risks like rental displacement

To get updates, sign up to the Making Room listserv on our web page at vancouver.ca/making-room.

NEXT STEPS

Throughout the planning process there will be more opportunities to get involved and provide your input.

How can you provide input?

- ✓ Talk to City staff and the project team.
- ✓ Fill out a comment sheet here, or later online at vancouver.ca/jericho-lands. If you've filled out a comment sheet today, please drop it off at the sign-in table or mail it back to us (address on form).
- ✓ Let City staff know if you are interested in being part of the **Jericho Lands Working Group**.
- ✓ Write to us at: jericholands@vancouver.ca.
- ✓ **Join our email list** by signing in at the front table to be notified of future public events.
- ✓ **Come to the next event** and tell us what you think about our progress.



Coming Soon - Speaker Series

In the coming months, the City of Vancouver and MST-CLC will co-host a speaker series to help inspire ideas for creating an innovative and sustainable neighbourhood that is welcoming and a benefit to the community, while being integrated with the surrounding community.

The first of the **Inspire Jericho Talks** will take place **April 17, 2019** at Kitsilano Secondary Auditorium, where **Charles Montgomery of Happy City** will discuss the theme of **Creating Great Neighbourhoods**.

Sign-up to our email list or check vancouver.ca/jericho-lands for updates on the speaker series and other upcoming events.

Key Opportunities to Shape the Plan

We Are Here

Fall / Winter 2018

Background Phase

Spring / Summer 2019

Information Gathering

Launch event, survey / comment form, asset mapping, speaker series, workshops, online feedback, pop-up booths at local events, artist session(s), youth event, and Jericho Lands Working Group.

Fall / Winter 2019

Site Concepts Development

Open house, survey / comment form, urban design "big ideas" charrette, speaker series, workshops / workshops, online feedback, and Jericho Lands Working Group.

Winter 2019

Preferred Site Concept + Emerging Policies

Open house, survey / comment form, workshops / workshops, online feedback, and Jericho Lands Working Group.

Spring 2020

Refine Concept + Draft Policy Statement

Open house, survey / comment form, workshops / workshops, online feedback, and Jericho Lands Working Group

Summer 2020

Policy Statement and Report to Council



Write to Council or speak at a Council meeting

Opportunities for input