

IN THIS ISSUE

- Page One**
Project update +
About the Jericho Lands
planning program
- Page Two + Three**
What we have heard so far...
- Page Four**
Draft guiding principles
- Page Five**
A word from the landowners
- Page Six**
Next steps + Get involved

FILL OUT THE
SURVEY!



We are looking for your feedback on the draft guiding principles. Visit our project web page and fill out our survey to let us know what you think!
shapeyourcity.ca/jericho-lands

City of Vancouver’s
COVID-19 response

To learn more about the City’s response to the COVID-19 public health emergency, visit vancouver.ca/covid-19

COMMUNITY
NEWSLETTER

Summer 2020

We recognize that we are on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and sálilwataʔ (Tsleil-Waututh) Nations.

PROJECT UPDATE

Over the last few months the impacts of COVID-19 have been felt throughout our community. During this time, the City of Vancouver has followed public health orders and introduced physical distancing measures to slow the spread of COVID-19. These measures have resulted in the city-wide suspension of in-person public engagement events, such as open houses, workshops, and pop-up activities. As a result, the Jericho Lands planning team cancelled public engagement events planned through the spring and summer 2020.

In light of these cancellations and current physical distancing measures, the Jericho Lands planning team has been looking at alternative ways of engaging community members and keeping you informed of project updates. This newsletter is one of them! This issue includes:

- Background information on the project;
- A high-level summary of what we heard during Phase 1 of the planning program;
- A copy of the draft guiding principles;
- An introduction to the landowners’ cultural liaisons and design team; and
- Project next steps and timeline.

We are currently looking for your feedback on the draft guiding principles and we invite you to visit our project web page to learn more about the process and complete our survey.

About the Jericho Lands
Planning Program

The Jericho Lands planning program was launched in March 2019. It is a comprehensive planning process which will lead to the creation of a policy statement to guide future development of the Jericho Lands.



The policy statement is being developed at the request of the landowners, a joint venture partnership between the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation (“MST”) Partnership and Canada Lands Company (“CLC”).

The Jericho Lands Policy Statement is being created in consultation with the community, landowners, and other stakeholders before being presented to Council for consideration.

WHAT IS A POLICY
STATEMENT?

A policy statement is a guiding document that establishes principles, objectives, and policies relating to a range of topics. These include:

- Reconciliation;
- Mix of Uses;
- Density, Building Types and Heights;
- Mobility;
- Sustainability and Infrastructure;
- Ecology, Parks and Open Space;
- Community Amenities; and
- Development Phasing

Once adopted by Council, the Jericho Lands Policy Statement will inform future rezoning and redevelopment of the site.



PUBLIC ENGAGEMENT TO DATE

Since launching the Jericho Lands planning program we have co-hosted over 25 unique public engagement opportunities, these have included:

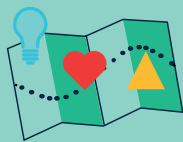
Welcome Ceremony and Open Houses



March 2 and 7, 2019
769 Attendees

780+ views online of the welcome ceremony

Asset Mapping Exercise



March 2 and 7, 2019
330 Comments

Online and Paper Questionnaire



March 2 to April 30, 2019
600+ Responses

Inspire Jericho Talks (Ongoing)



Apr. 17, May 23, Jun. 5, Nov. 12, 2019
600+ Attendees to date

Over **2,900 views** online of the four talks

Jane's Walks: Jericho Lands



May, 3, 4, and 5, 2019
130+ Attendees

WHAT WE HAVE HEARD SO FAR...

Phase 1 of the Jericho Lands planning program was an information gathering phase. It was an opportunity for City staff and the landowners to listen to your ideas, concerns and aspirations, while learning about key issues and opportunities for the future Jericho Lands.

Since launching the planning program, the City's project team and the landowners have co-hosted a variety of public engagement events. At these events we have connected with thousands of community members. City staff have analysed the public feedback and summarised the findings in a series of documents. Below are the "Emerging Themes" we initially shared in fall 2019. A more detailed summary of what we have heard so far is available on our new project web page (shapeyourcity.ca/jericho-lands).

The Phase 1 public feedback has been used to inform the development of the draft Guiding Principles (see page four) and will continue to inform future discussions as the planning process moves forward.



READ THE PHASE 1 PUBLIC ENGAGEMENT SUMMARY

To learn more about the process to date and read the detailed Phase 1 Public Engagement Summary, please visit the City's project web page at shapeyourcity.ca/jericho-lands.

EMERGING THEMES

The emerging themes are a high-level summary of the Phase 1 public feedback. They are intended to provide a brief snapshot of what we have heard so far.

RECONCILIATION

A desire to support the Musqueam, Squamish, and Tsleil-Waututh Nations in their stewardship of the Jericho Lands. Support for reflecting the full history of the site, including how members of the Nations lived and continue to express their culture today. Interest in exploring opportunities to embed Musqueam, Squamish and Tsleil-Waututh identity and traditions, into building and design elements, site planning, sustainable practices, public spaces and names, as well as in supporting cross-cultural connections and understanding.



HOUSING OPTIONS

Interest in creating a variety of housing forms and types, including family-oriented and senior appropriate homes. Strong support for more housing options which are affordable to low-income residents such as social housing, as well as opportunities for purpose-built rental, student, and middle-income housing. Strong support for low-rise buildings with some interest in mid-rise and varied interest in high-rise forms of development. A desire for buildings to respond to the site's topography and for future development to be considerate of transitions to the surrounding community.



GREENSPACE & PUBLIC SPACE

Strong support for retention of some of the greenspaces, mature trees, and open spaces that currently exist on the site. Interest in exploring opportunities for naturalisation, reintroduction of native plant species, introduction of pollinators, and daylighting of historical streams. Interest in creating a variety of parks and public spaces that accommodate rest and reflection, public gathering, and that are child and dog-friendly. A desire to respect the unique topography of the site and frame public views of the water, North Shore Mountains, and downtown, especially those experienced from Trimble Park.

SUSTAINABILITY

Support for constructing buildings that use sustainable methods and practices. Green building techniques, energy efficiency, and conservation are seen as the primary means of reducing the environmental impact of future development. Interest in emphasizing sustainable modes of transportation to reduce dependency on cars and supporting a shift to emissions-free vehicles. A desire to utilise green infrastructure, naturalise open spaces, and support local food and agricultural production. The importance of sustainable energy systems and provision of exceptional recycling systems and/or facilities is recognised. A desire to consider the future impacts of climate change and technology advances in site design.

COMPLETE COMMUNITY DESIGN

Support for creating a neighbourhood with a mix of residential, commercial, and job spaces. The provision of small-scale, locally-serving, retail and services, as well as communal spaces accessible via walking and cycling is desired. An interest in creating a fine-grained street pattern, a variety of building designs, and for construction materials to be of high-quality. Buildings with shared social spaces are supported. There is also a desire for new commercial development to complement existing local businesses in Point Grey Village and other local commercial areas.

COMMUNITY AMENITIES

Strong interest in creating new and/or improving community amenities, including a community centre, indoor and outdoor recreational facilities, and a library. The provision of more childcare facilities and the renewal of existing and/or development of new schools on site is desired. Interest in continuing existing community programming and providing a range of options for children and seniors. Support for community gardens, communal and/or public gathering spaces, and arts and cultural facilities.

CONNECTIONS

Support for improved access to and through the site by providing enhanced connections to the water, adjacent parks, and the broader city. Interest in improving the pedestrian environment along and across West 4th Avenue. A desire to create a network of accessible pedestrian and bicycle-friendly routes through the site, as well as to improve the existing transportation network by enhancing bus service and exploring community shuttle options. Interest in reducing dependency on cars by creating a car-lite community. Broad interest in providing a SkyTrain station on or near the site, as part of an extension to UBC.



Co-Design Artist Workshops



July 7 and October 26, 2019
50+ Attendees

Presentations to Community Groups (Ongoing)



Spring - Summer 2019
120+ Attendees

Pop-up Information Booths



June 22, 23, July 6, 20, and 21, 2019
1,000+ engaged

Jericho Lands Email Notification List (Ongoing)



Launched March 2, 2019
900+ Signed up to date

JERICO LANDS WORKING GROUP

In the fall 2019, a 24-member Working Group was established as part of the Jericho Lands planning program. The working group members represent a range of local community and broader city-wide perspectives. The purpose of the Working Group is to provide input to City staff during the development and review of the Jericho Lands Policy Statement.

To learn more about the Working Group, including the terms of reference, roles of the group, and membership list, please visit:

shapeyourcity.ca/jericho-lands

1. Reflect and respect the past, present and future legacies of the Musqueam, Squamish and Tsleil-Waututh

The past, present and future of the Musqueam, Squamish and Tsleil-Waututh people guide their connections to the land and ongoing stewardship of the Jericho Lands. Generations of history at ʔəy̓alməxw / l̓y̓álməxw and the cultural values and identity of the three Nations are integral to the redevelopment of the Jericho Lands with nature at the centre. Indigenous values, reconciliation and intergenerational and intercultural exchange and gathering will be embedded as founding principles in the design and expression of the Jericho Lands policies.

4. Cohesive Community

The Jericho Lands will be a transformational space, seamlessly interweaving nature and city together as a new community hub. The Lands will integrate with the surrounding neighbourhoods, re-energizing nearby high streets, and tying the ridge to the sea. Future residents will be part of a vibrant community with opportunities to live, work, play, learn, shop and create within a short walk or easily accessible by transit. Arts and culture will be tangible, with opportunities for creation, display and performance. New public amenities and facilities will be hubs of social connection and activity, reinforcing the role of the Jericho Lands within the neighbourhood and city.

6. A Place to Call Home

The Jericho Lands will provide substantial new housing, with a range of options for households of different incomes, ages and needs, from students to families to seniors, while creating opportunities for intergenerational living and learning. Different households and building types will be integrated, sharing common spaces and amenities integrated into the buildings and offering social connections and community. Residences will be designed with wellness and inclusiveness in mind, with spaces adaptable to needs that change over time.

2. Respect the Land

The Jericho Lands will be a world leader in sustainability and ongoing environmental leadership. The site design will embrace the ecological legacies and unique existing features, like the ridgeline, urban forest, and wildlife habitat, melding these with watershed thinking to explore re-creating streams and managing rainwater. Development and infrastructure will complement this setting and respond to the broader climate emergency. Interlinked, successional systems should work in unison to support biodiversity, ecological corridors, and replicate regenerative natural systems. Resilient design will reduce the risks from climate change and sea level rise while allowing for adaptation over time.

DRAFT GUIDING PRINCIPLES

These draft Guiding Principles are based on community feedback, City of Vancouver objectives and policies, and the landowners' aspirations. The Guiding Principles will provide high-level direction to the creation of the Jericho Lands Policy Statement.

We want to hear your thoughts on the draft Guiding Principles. What did we get right? Does anything need changing? We'll use your feedback to finalise the Guiding Principles.

Tell us what you think!
Fill out the [online survey](https://shapeyourcity.ca/jericho-lands) at shapeyourcity.ca/jericho-lands.



3. Welcome All Cultures

All people will feel welcome on the Jericho Lands. The site will create a robust network of spaces expressing Indigenous values and history in their design and function, with indoor and outdoor places for people to gather, with parks and outdoor space ranging from wild spaces to urban plazas. The Lands will be designed for equity and inclusion, supporting a multitude of artistic and cultural practices that help bind the neighbourhood together. Public spaces will be intergenerational and multicultural, supporting social resilience and connections as part of a healthy, thriving community.

5. Connect Within and Beyond

Enhance access and mobility with more options and opportunities for people to move easily within the Jericho Lands, surrounding neighbourhoods, parks, city and region. Future rapid transit will anchor the site and bring people to this special location, linking it to the broader city and region. The unique terrain of the Lands will shape movement patterns, corridors and connections and build a network for green mobility by foot, bike and transit. These networks will connect to the surrounding neighbourhoods, tying them together and reinforcing safe, healthy places for wellness and gathering. Innovation and emerging technologies are opportunities to minimize car dependence, rethink parking strategies and reduce carbon emissions.

8. A Unique Community

The Jericho Lands is a place of gathering. The past, present, and future of the Lands and of Vancouver are an opportunity to create a place that evolves as time passes and will meet the needs of generations to come. Its location – along the ridge to the sea, connected by transit, and between the largest job centres in the province – will complement the unique Indigenous cultural experience of the Jericho Lands, making it a unique space. The Jericho Lands will be a global precedent, learning from emerging best practices to show how a new form of city building and urbanism will take root and grow into a unique community.

7. Design for the Future

Change and growth on the Jericho Lands is a long-term project that will be at the forefront of innovation and adaptation. The site will be designed for resiliency and adaptive to changes in climate, mobility and how we live, work and build. Innovative building methods and materials will form the foundation for a green and sustainable future. This low carbon community, embodying a passive approach that embraces the natural world, will mark the Jericho Lands as a visionary blend of ecological and urban systems.

A WORD FROM THE LANDOWNERS

The landowners team has grown. In late 2019 they hired Cultural Liaisons from the MST Nations, and at the beginning of 2020, they retained Urban Strategies Inc. (USI) to lead their design team. As the project moves forward USI will work collaboratively with City staff, members of the MST Nations, the community, and other interested groups to develop a site concept for the Jericho Lands.



The Joint Venture Partnership of the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation (MST) and Canada Lands Company (CLC)

MST CULTURAL LIAISONS

The joint venture partnership is pleased to introduce our cultural liaisons:

- **Charleen Grant** (Musqueam Indian Band)
- **Adrienne Charlie** (Squamish Nation)
- **Dennis Thomas** (Tsleil-Waututh Nation)

They will operate as advisors to the landowners, design team, and City during the planning process. Their contributions, along with those from MST Nations Elders, knowledge keepers, and community members' inform ways the MST Nations' culture and values can be authentically integrated into the policy statement and future Jericho Lands.



MEET THE DESIGN TEAM

Urban Strategies Inc (USI), is honoured to have been selected by the joint venture partnership of Canada Lands Company (CLC) and the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation Partnership (MST) to lead the preparation of a master plan to inform the City of Vancouver's Jericho Lands / ʔəy̓alməxw / l̓y̓álməxw Policy Statement planning process.

USI is a global planning and urban design firm based in Toronto, well-known for their innovative approach to planning and design as demonstrated in projects such as Mirvish Village and Reimagine Galleria in Toronto, LeBreton Flats in Ottawa, and Surrey City Centre. The project team combines deep local understanding of the site and national and international planning, design and engineering expertise. The core team includes: **Formline Architecture**, a Vancouver-based Indigenous design firm specializing in environmentally and culturally-sensitive architecture; **PFS Studio - Landscape Architects**; and **Hariri Pontarini Architects** – all celebrated Canadian design professionals with whom Urban Strategies has collaborated successfully across multiple projects.

The broader consultant group includes:

- **CitySpaces** - local planning policy and housing affordability;
- **Ramsay Worden Architects** - local architectural specialists and residential design;
- **Bunt & Associates** - local transportation engineering and mobility;
- **Integral Group and Transsolar** (Stuttgart/NYC) - sustainability and climate responsive built environment
- **Aplin & Martin Consultants Ltd. and Sherwood Design Engineers** (NYC) civil engineering;
- **Streetsense** (Washington DC) retail strategy.

More information about the team is available on the landowners' project website at inspirejericho.ca.

The design team recognizes that the 90-acre Jericho Lands / ʔəy̓alməxw / l̓y̓álməxw is a culturally and spiritually significant place for the MST Nations. Jericho presents an opportunity for the three Nations to express their fundamental connection to the land, while bringing forward new opportunities for prosperity for future generations.

DEVELOPING A DEEPER UNDERSTANDING OF THE SITE AND TOPIC EXPLORATIONS

Since being retained the design team has worked to develop a baseline understanding of the site through technical reviews, engagement with the cultural liaisons, review of Phase 1 feedback, and analysis of City policies.

In the coming months, they will work with the City project team to share a series of 'topic explorations'. The teams will work with the MST Nations' communities, broader community, and interested groups to seek input on these explorations, build a deeper understanding of the Jericho Lands, and the opportunities it presents. Indigenous values will be embedded in all aspects. The topic explorations are anticipated to include:

- Considering the role of the Jericho Lands within the city and region;
- Designing with nature and ecology;
- Fostering livability and social well-being;
- Increasing connectivity;
- Supporting a resilient and low-carbon future; and
- Understanding water systems and green infrastructure.

The topic explorations will build on the feedback received during Phase 1 of the planning program and the draft Guiding Principles. They will provide important input into the development of a site concept



JERICHO LANDS
PROJECT TIMELINE

The Jericho Lands planning program is a multi-year process with multiple phases that will result in the development of a policy statement.



Once the policy statement is approved by Council, the landowners will be required to submit a rezoning application. On a project of this size, multiple phased applications are anticipated. The rezoning process will include multiple opportunities for public consultation.

Following rezoning, permits for individual buildings will be required.

The build out of the Jericho Lands is anticipated to take approximately 20-30 years.

NEXT STEPS

FEEDBACK ON GUIDING PRINCIPLES

Make sure to tell us what you think about the draft Guiding Principles by filling out the survey on our new project web page!

The feedback received will be used to finalise the Guiding Principles. Once complete, the Guiding Principles will be incorporated into the Jericho Lands Policy Statement where they will provide high-level direction for future development on the site.

TOPIC EXPLORATIONS AND DEVELOPING A SITE CONCEPT

In the coming months, the landowners’ design team will work with the City project team to develop and share the topic explorations. Information will be shared on the project web page and opportunities will be provided for you to give your feedback on the materials.

The topic explorations will provide an important input into public engagement activities provisionally scheduled for



the fall 2020. These engagement events will seek to develop an early site concept for the Jericho Lands.

Given the evolving nature of the current public health emergency, the structure of these events will respond to the public health orders in place at that time.

Keep an eye on our project web page, or sign-up to our project email list, to receive updates and learn more about opportunities to get involved.



GET INVOLVED

While restrictions on large gatherings and social distancing measures remain in place, we are committed to providing ways for you to continue engaging in the Jericho Lands planning process. We are exploring a variety of methods, both online and offline, to ensure that you can keep up-to-date with the process and share your voice with us.



VISIT THE PROJECT WEB PAGE



We recently launched a new project web page! To learn more about the Jericho Lands planning process, the public engagement completed to date, watch our Inspire Jericho Talk speaker series videos, and read the Phase 1 Public Engagement Summary, make sure to visit shapeyourcity.ca/jericho-lands.

SIGN UP TO THE PROJECT EMAIL LIST



The best way to keep up-to-date with the project is by signing up to the project email list. You will receive updates from the City’s project team informing you of any upcoming events and/or project milestones. To sign up, visit the project web page and click on “**register to get involved**”. You can also email us and ask to be added to the list.

CONTACT THE PROJECT TEAM



If you would like to contact the City’s project team, you can email us at jericholands@vancouver.ca, or leave us a question on the Q&A section of the project web page. If you don’t feel comfortable with using the internet or email, you can always send your inquiries via mail. You can reach the Jericho Lands project team by writing to:

**c/o Jericho Lands planning team
453 W 12th Avenue
Vancouver, BC
V5Y 1V4**



← Scan this QR Code to visit shapeyourcity.ca/jericho-lands