

JER CHO LANDS Policy Planning Program

Phase 1 Public Engagement Summary

March, 2020



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Cultural Significance of ?əy alməx^w 1/ Iy álmexw² (Jericho Lands)

At the launch of the Jericho Lands planning process, the Musqueam, Squamish, and Tsleil-Waututh people shared the cultural significance of the Jericho site. The following are the words they shared with us.

"?ay'almax"/ly'álmexw is part of an interconnected network of cultural sites that exist throughout Musqueam, Squamish, and Tsleil-Waututh territories. For thousands of years, these have been the lands and waters on which we have resided, worked, and followed our cultural customs. These territories offered our ancestors a life of abundance with smelt, coho and chum from the creeks and sea, and deer and elk from the uplands. It was a place to gather materials for homes and our families. Today, these lands offer us, the descendants of those original peoples, a new form of abundance.

?ay'almax"/ly'álmexw was connected to other villages and campsites by a network of trails radiating across our territories. In our oral history, it was from there an ancestor to many Musqueam, Squamish, and Tsleil-Waututh families named **qiyaplenax"/Kiyapelánexw** gathered warriors to defend against northern people who would raid our various communities. It was also a site of many large communal cedar plank longhouses that measured hundreds of feet in length, where thousands of guests from the Fraser Valley, Vancouver Island, up the coast, and Puget Sound would be hosted at gatherings organized by the residents of **?ay'almax"/ly'álmexw**.

The redevelopment of the Jericho Lands is a generational opportunity for us to reaffirm these relationships — to honour our heritage, to rebuild our communities, and to celebrate our unique identity. This building of a new **?ay'almax"/Iy'álmexw** (Jericho) is to remind ourselves, and educate all local residents, about the essential connections between our three Nations, and our ongoing connection to these places we have called home for so many generations."

¹ **?ay'almax**^w is the place name in the **han'q'amin'am**' language spoken by Musqueam and Tsleil-Waututh ancestors.

² *ly'álmexw* is the place name in the *Skwx_wú7mesh* language spoken by Squamish and Tsleil-Waututh ancestors.







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vancouver.ca/people-programs/city-of-reconciliation.aspx vancouver.ca/files/cov/First-Peoples-A-Guide-for-Newcomers.pdf

1. RECONCILIATION

Vancouver is located on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh Nations.

The Jericho Lands planning process is an opportunity to advance our collective work towards reconciliation. The process will aim to recognize both the living culture and history of the Musqueam, Squamish, and Tsleil-Waututh peoples. It will seek to create opportunities for sharing culture, storytelling, and healing, aiming to incorporate indigenous values and principles into the planning and design of the site.

Vancouver City Council endorsed the United Nations Declaration on the Rights of Indigenous Peoples in 2013 and has designated Vancouver as a City of Reconciliation. In 2014, Vancouver committed to achieve the following goals:

Strengthen local First Nations and Urban Indigenous Relations, Promote Indigenous peoples arts, culture, awareness and understanding, and Incorporate First Nations and Urban Indigenous perspectives for effective City services.

There are a number of resources available to learn more about the historical and current relationships the Nations have with the land which is now known as the City of Vancouver.

The Nations' websites contain information about their histories, cultures, governance, and ways of affirming their continuity on these lands:

Musqueam Indian Band: musqueam.bc.ca Squamish Nation: squamish.net Tsleil-Wautuh Nation: twnation.ca

Please visit the City of Vancouver website to learn more about the designation as a City of Reconciliation and the Musqueam, Squamish, and Tsleil-Waututh Nations:



3. SITE DESCRIPTION

The Jericho Lands is a 36 hectare (90 acres) site located in the neighbourhood of West Point Grey in Vancouver. It is comprised of two parcels: the Jericho Garrison (52 acres) to the east and Jericho Hill (38 acres) to the west. The site is bound by West 4th Avenue to the north, Highbury Street to the east, West 8th Avenue to the south, and West Point Grey Park (often referred to as Trimble Park) and Queen Mary Elementary School to the west.

The collection of buildings at the Jericho Garrison have 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. Jericho Garrison is currently zoned (RS-1) One Family Dwelling District. For decades, the Jericho Garrison lands have been fenced off and hidden by tall hedges, providing limited access to the local community.

Similarly, the buildings on the Jericho Hill site have changed over the years. In the current configuration, Jericho Hill is home to West Point Grey Academy (a K-12 private school) and Jericho Hill Gymnasium and Jericho Hill Centre (used as a satellite facility for community programs and activities). The site is currently zoned CD-1 (404) which permits a variety of uses including residential, cultural and recreational uses, parks, institutional uses, public utility and the uses existing prior to 2000.

4. PROJECT BACKGROUND

The Jericho Lands are owned by a joint venture between the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation ("MST") Partnership and Canada Lands Company ("CLC").

Jericho Garrison was owned by the Department of National Defence ("DND") until 2014 when ownership was transferred to CLC and the MST Partnership. The DND continued to lease back the operational area from CLC and the MST Partnership until spring 2018 when the 39 Canadian Brigade Group was relocated to the Seaforth Armoury located at Burrard and West 1st Avenue. The existing housing continues to be operated by CLC and the MST Partnership, and is currently leased to military personnel.

Jericho Hill was also owned by the DND prior to acquisition by the Province of British Columbia. In 2016 ownership was transferred from the Province to the MST Partnership. Parts of the property are currently leased to West Point Grey Academy (WPGA) and the Vancouver Park Board in partnership with the West Point Grey Community Centre Association which currently uses the Jericho Hill Centre as a satellite facility for community programs and activities.

On July 24, 2018, City Council, at the request of the MST Partnership and CLC, directed staff to undertake a comprehensive planning program to create a policy statement to guide future redevelopment of the site.



5. WHAT IS A POLICY STATEMENT?

A policy statement is a guiding document that establishes principles, objectives, and policies relating to a range of topics, including: reconciliation, land use, density, building types and heights, mobility, sustainability and infrastructure, ecology, parks and open space, community amenities, and development phasing.

The policy statement will be created in consultation with the community and landowners before being presented to City Council for consideration at the end of the process. Once adopted, the policy statement will inform any future rezoning and redevelopment of the Jericho Lands. While broad directions are confirmed in a policy statement, further refinement of the proposal will occur during following development phases.



6. PHASE 1 ENGAGEMENT REPORT

The Phase 1 Engagement Summary Report summarizes what we heard during Phase 1 of the Jericho Lands policy planning program. Phase 1 was a listening phase, a chance to gather information, ideas, aspirations, key issues and concerns, and to learn about opportunities for the future Jericho Lands site.

The following is a summary of the engagement events and key findings from the public feedback that we received during Phase 1 of the Jericho Lands planning process. The information was gathered through a variety of activities including: open houses, asset mapping, a questionnaire, a series of speaker events, walking tours, pop-up information booths, artist workshops, and community presentations.

The following engagement summary includes information on the process to date, engagement numbers, details about specific engagement events, and a detailed summary of what we have heard so far.

7. PHASE 1 ENGAGEMENT PROCESS

Since March 2, 2019 there have been over 25 unique opportunities to engage in Phase 1 of the Jericho Lands policy planning program. Below is a summary of some of these opportunities.



Upcoming

8. ENGAGEMENT BY THE NUMBERS Inspire Jericho Talks Welcome Ceremony (Ongoing) and Open Houses Apr. 17, 2019 **Online and** Jane's Walks: May 23, 2019 600+ **Paper Questionnaire Jericho Lands** March 2 and 7. 2019 Jun. 5, 2019 Attendees 769 Attendees Nov. 12, 2019 **780+ views** online of the welcome coromony 0-Over **2,900 views** online of the four welcome ceremony **%** $\overline{\mathbf{A}}$ talks X **% Pop-up Information Presentations to Booths Community Groups** March 2 to April 30, 2019 May, 3, 4 , and 5, 2019 (Ongoing) 600+ Responses 130+ Attendees Jericho Lands Email **Co-Design** June 22, 2019 **Notification List Artist Workshops** 1,000+ June 23, 2019 Spring - Summer 2019 (Ongoing) engaged July 6, 2019 120+ Attendees July 20/21, 2019 (\mathbf{a}) Launched March 2, 2019 July 7 and October 26, 2019 900+ Signed up 50+ Attendees to date

9. PHASE 1 ENGAGEMENT EVENTS

Welcome Ceremony and Open Houses (March 2019)

On March 2 and 7, 2019, the City co-hosted a welcome ceremony and two open houses with the joint venture of the MST Partnership and CLC. These events signified the public launch of a multi-year comprehensive policy planning program to create a Jericho Lands policy statement.

The welcome ceremony included a traditional welcome with drummers and dancers from the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation. Welcome speeches were given from leaders of the respective Nations, the local Member of Parliament, City Mayor, representatives of the owners; the MST Partnership and CLC, and the City's Director of Planning.

City staff shared an overview of the planning process and roles, existing City policies and objectives, background information, and next steps at the open houses. The MST Partnership and CLC brought information on the cultural significance of the site, partner profiles, and aspirations from the proponent team. Community members were invited to participate in an asset mapping exercise where they identified community assets, key issues, and opportunities. City staff and representatives from the MST Partnership and CLC were available at the open houses to answer any questions from the public.

A paper and online questionnaire was made available to the community though the spring of 2019. The objective of the questionnaire was to obtain feedback on the current conditions on the site and surrounding neighbourhood, as well as to better understand the public's hopes, aspirations, and concerns for the future Jericho Lands.

An online video of the welcome ceremony is available via the City's Facebook page. To watch the video, please visit <u>www.facebook.com/CityofVancouver/videos</u>.





Inspire Jericho Talks (April - November 2019)

Beginning in April, 2019, the City co-hosted a speaker series called *Inspire Jericho Talks* with the objective of sharing inspiration, sparking ideas, and exploring possibilities for the redevelopment of the Jericho Lands.

The first talk featured Charles Montgomery, an award-winning author and urbanist, who explored how we design our neighbourhoods and cities, and the effect it has on our health and happiness (Happy Cities). At the second *Inspire Jericho Talks* internationally acclaimed city planner, Jeff Speck, discussed the benefits of shaping neighbourhoods to support walking, biking, and transit (Connected Communities). And at the third talk, award-winning landscape designer and author, Margie Ruddick, completed the spring series by discussing strategies for creating life-enhancing landscapes that combine ecological function with design (Respect the Lands). Beginning again in the Fall 2019, Magnus Schön, a Stockholm based architect and landscape architect, discussed examples of urban developments and approaches that combine landscape and architecture in support of a resilient, inclusive and sustainable future (Urban Resilience).

At each talk the audience was given the opportunity to pose questions to the speakers, enabling a deeper dive into the topics. Comment cards were also circulated at each event, providing participants with an opportunity to share their thoughts, as well as how they had been inspired.

The Inspire Jericho Talk series is anticipated to continue in 2020 with a talk on 'Indigenous Inspiration'.

To watch any of the four Inspire Jericho Talks videos online, please visit the City's Facebook page at <u>www.facebook.com/CityofVancouver/videos</u> or click on the following links:

Happy Cities (Charles Montgomery) April 17, 2019

Connected Communities (Jeff Speck) May 23, 2019 Respect the Land (Margie Ruddick) June 5, 2019

Urban Resilience (Magnus Schön) November 12, 2019







Jane's Walk - Jericho Lands (May 2019)

On the weekend of May 3-5, 2019, City staff led three guided walks of the Jericho Lands as part of the annual Jane's Walk festival. Participants were invited to share their experiences on the site, as well as concerns and ideas they have for the future Jericho Lands. While leading the walk, staff were on hand to discuss the planning process, share early feedback, and listen to participants.

Jane's Walk is an annual international movement for free, citizen-led walking conversations inspired by Jane Jacobs, a celebrated writer, urbanist, and activist who championed the voices of everyday people in neighbourhood planning and city-building. On the first weekend of May, public walks take place in hundreds of cities around the world, encouraging people to share stories about their neighbourhoods, discover unseen aspects of their communities, and use walking as a way to connect with neighbours. The tours are a space for people to observe, reflect, share, question, and re-imagine the places in which they live, work, and play.



Pop-up Information Booths (June – July 2019)

shared ideas.

City staff hosted a series of pop-up information booths throughout the summer of 2019 at festivals in the communities surrounding the Jericho Lands. We attended Point Grey Fiesta, Greek Day, Khatsahlano Street Party, and the Vancouver Folk Music Festival. At these events community members learned more about the project, discussed early feedback, and

A comment card was provided for the public to share their thoughts with City staff and one another.







Co-Design Artist Workshops (July & October 2019)

On July 7 and October 26, 2019, City and joint venture staff assisted the Co-Design Group as they facilitated Artist Workshops with members of the local community and members of the MST Nations respectively. At both of these workshops, participants were first asked to describe how they envision a future "day in the life" on the Jericho Lands. This activity included participants sharing what they envision a future resident of the Jericho Lands would be doing during each hour of a day.

Participants then worked in small theme-based groups with artist-facilitators, who helped them visualize their ideas and aspirations for the site. Finally, participants were asked to rate the illustrations based on what they deemed were the highest to lowest priorities.

The Co-Design process is an award-winning method of design participation invented by retired Canadian architect Stanley King where people gather with an artist-facilitator to collaboratively draw their future. The goal is to capture a person's day in the life and desired environment in the form of drawings.



Community Group Presentations (Ongoing)



Since launching the Jericho Lands policy planning program. City staff have connected with community groups interested in learning more about the process, presenting project information and hearing from these stakeholders. Presentations included information on site details and background information, Council policies, City objectives, the planning process, participant roles, and next steps. Staff were also onhand to answer questions during a Q&A period.

To date the staff team have presented to seven different groups representing a variety of interests in the surrounding neighbourhood. These have included groups representing local area residents, parks and recreation, arts and culture, education, local business. and environmental stewardship. Staff continue to offer the opportunity to present to community groups throughout the public engagement process.

Jericho Lands Working Group (Ongoing)

In the summer of 2019 a call for applications was made for people interested in participating in the Jericho Lands Policy Statement Working Group. After receiving 65 applications, a 25-member Working Group was selected. The membership comprises of a group of people representing both local community and city-wide perspectives.

The role of the Working Group is to provide input to staff during the development and review of the Jericho Lands policy statement, as well as feedback to staff on the public engagement process. The Working Group is a unique opportunity to integrate local and broader city perspectives, informed by technical expertise and neighbourhood interests, into the formulation of the policy statement for the Jericho Lands.





10. WHAT WE HEARD

Questionnaire

At the March 2 and 7 open houses, a paper and online questionnaire was circulated for public feedback. The questionnaire was an opportunity at the outset of the project for the public to share thoughts, aspirations and concerns, and help shape the vision for the future Jericho Lands. Questions were asked about demographics, future public engagement opportunities, neighbourhood character, community amenities, parks and open space, housing, land use, building types, transportation, and sustainability. An open ended question was also provided for respondents to address any further ideas and/or concerns they may have. In total, 600 people completed the questionnaire.

The following is a summary of what we heard. The responses to each question are ordered in terms of the frequency of a response and/or key theme (highest at the top).



OPEN HOUSE #1 March 2 + 7, 2019

Tell Us What You Think:

JERICHO LANDS

COMMENT FORM

related to reconciliation, affordable housing, land use, density, height, public benefits



About You - Demographic Information on the Respondents



*Not all respondents provided their postal code when completing the questionnaire



Q. What is your connection to the Jericho Lands site?

Q. Do you have children under the age of 19 at home?

Q. Do you identify as?

Q. What age category do you fall within?





0.35%

0.5%

0.7%



Q. What is your main ethnic origin or that of you ancestors?

Public Engagement

Q. City staff are currently exploring a variety of engagement opportunities where the public can learn, ask guestions, share information and provide ideas and feedback on our progress. Which of the following ideas interest you?

Respondents were able to make multiple selections meaning the totals added up to more than 100%.

Q. Do you want to learn more about participating in the Jericho Lands Working Group?

(N=174)

Overall, a diverse range of public engagement methods were mentioned, including the formats already proposed. Below is a summary of the additional suggestions.

Key Themes:

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(N= 587)

Q. Are there other ways you'd like to be engaged in the Jericho Lands planning process?

- Regular project updates via email or via non-specific formats.
- Paper and/or online surveys, similar to the one made available at the launch of the planning program.
- Opportunities for feedback via non-specific formats.
- Participation in the Jericho Lands Working Group.
- Open houses or similar publicly accessible information events.
- Speaker series and/or presentations.
- Community forums and/or conversations.
- Online streaming of public events to allow those who cannot attend to watch.
- Online forums to facilitate public discussion.
- Regular updates to the project website.
- A newsletter and/or news bulletin made available at community hubs (e.g. community centre, library).
- Community workshops, such as a design charrette or artist session.
- Publication of Working Group meeting minutes and decision-making processes.
- Greater MST involvement in the public engagement process.
- Updates circulated via social media and print media.

"As many in-person events as possible to discuss developments, ask questions, and get information. Online chat sessions, webcasts with updates. Also podcasts or video recordings of all events for those that can't attend in person."

"More surveys just like this one! As a student it's hard to be present at open houses sometimes, but Jericho lands is in my neighbourhood and I feel strongly about this."

"Email regular reports on decisions, proposals and progress."

Q. Are there any groups that you think should be included in the planning process? (N=306)

There were over a hundred different groups and/or organisations identified in the responses to this question, indicating the significance of ensuring broad representation in the planning process. Below is a summary of the suggested groups put forward in the written responses.

Key Themes:

- Local residents in the neighbourhood and resident associations from the surrounding area. Local residents included owners, renters, and the existing residents of the Jericho Garrison. Some respondents also thought it was important to include residents from the broader city and potential future residents of the Jericho Lands in the engagement process.
- Community activity and recreational groups active on the Jericho Lands and in the surrounding neighbourhood, including but not limited to the Brock House Society, West Point Grey Community Centre Association and users, groups currently using the Jericho Hill Centre, Jericho Sailing Centre, and the Jericho Arts Centre.
- Elementary, secondary, and post-secondary educational institutions located on the Jericho Lands or in the surrounding area. These include West Point Grey Academy, UBC, Queen Mary Elementary, Bayview Elementary, Pacific Spirit School, Family Montessori School Society, Lord Byng Secondary, and Kitsilano Secondary.
- Local businesses and business improvement associations (BIAs), such as the Point Grey Village BIA, West Broadway BIA, and Dunbar Village BIA.
- Housing authorities and housing advocacy organisations, such as Abundant Housing, Generation Squeeze, BC Housing, BC Non-Profit Housing, the Co-operative Housing Association.
- The local transportation authority, TransLink, and active transportation advocacy groups, such as HUB.
- Members of the Musqueam, Squamish, and Tsleil-Waututh communities.
- Local government agencies, including the Vancouver School Board, Park Board, Vancouver Coastal Health, Vancouver Public Library, Vancouver Police Department, and Vancouver Fire Department.
- Students from local schools in the area and student organisations, such as the UBC Alma Mater Society.
- Environmental advocacy groups, such as the Jericho Stewardship Group, Pacific Streamkeepers Federation, and the Pacific Spirit Restoration Society.
- Representation of various demographic groups, such as seniors, youth, families, and low-income households, as well as equity seeking groups representing people with disabilities and new immigrants.

"Indigenous people and groups from all generations, disabled people, immigrant and low-income people."

"I would love to see high school students get involved. They've grown up in the area and will impacted the most by the decisions made. It would be great if they could see themselves living in the community long-term."

"Local residents, business, schools and clubs."

"Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation."

"Members of the military community currently living at the Garrison."

"UBC, AMS of UBC, UBC students at large."

"West Point Grey Community, Association. Point Grey Business Association, Pacific Spirit Restoration Society, Jericho Stewardship Group, and Stream keepers."

"All homeowners, business owners, community centres, seniors centres, schools and disabled groups in the immediate area of Jericho Lands."

Neighbourhood Character

Different elements contribute to the character of a neighbourhood. These can vary, from physical spaces like buildings and parks, to the less tangible, such as local-serving programs and sense of community.

Q. What do you value or love about the Jericho Lands and the surrounding neighbourhood? (N=527)

Key Themes:

- A high number of respondents value the existing greenspace and open spaces that the Jericho Lands offer. They . appreciate the mature trees and the peaceful nature of the site.
- Access to the beaches and ocean to the north, as well as nearby parks and trails are also highly valued.
- Views, in particular those experienced from the adjacent West Point Grey Park (Trimble Park), are strongly valued by the respondents.
- Some respondents value the character and scale of the neighbourhood. Others also referred to the sense of community, feeling of safety, and family-friendly nature.
- Many respondents value the various community amenities and programs currently offered on the site and throughout the neighbourhood.
- A number of respondents value the walkability of the neighbourhood and the provision of bicycle infrastructure which is well connected to the broader network.
- Local businesses and services, located along West 10th Avenue in Point Grey Village, along West 4th Avenue and • Jericho Village shopping centre, and along West Broadway, are valued by the community.
- The existing transit connections to the broader city, as well as proximity to UBC and downtown, are also enjoyed.
- The tobogganing hill located at the western end of the site.

"Open green space, trees, view of ocean, quiet and calm."		"Parks, nature, beaches. A mix of apartment buildings, houses and little businesses."		
"Sense of community, shopping, walkability."	"Trees and green space; the programs offered a West Point Grey Community Centre, the views of the Jericho lands from Trimble Park; the charac West Point Grey (character housing, gardens)."	OVER ter of	"Green space, access to the beach, residential character, close to commercial space on	
			10th and Sasamat."	



Key Themes:

Q. What do you think is missing today that could make the neighbourhood better?

The majority of respondents believe the neighbourhood would benefit from new and improved community amenities. A new comprehensive community centre was the most desired amenity, followed by a pool, library, recreation facilities, community gardens, spaces for arts and culture, and childcare.

A large portion of respondents highlighted a lack of affordable housing options in the neighbourhood, including senior appropriate housing, rentals, housing for families and middle-income earners, co-operatives, and students accommodation.

Services, ranging from local independent businesses to a large grocery store were seen to be limited in the neighbourhood.

Respondents highlighted a desire for greater connection to public transportation, including rapid transit and buses. Respondents identified a lack of diversity in housing forms in the neighbourhood to provide greater housing options, such as townhomes and low- and mid-rise condominiums. Respondents suggested there is an absence of families in the neighbourhood.

Some respondents felt that pedestrian and cycling infrastructure is missing in the neighbourhood. Similarly, improved access across the Jericho Lands and between West 4th and West 8th Avenues in particular is necessary. Some respondents highlighted a lack of park space, with some identifying a need for a dog park or playground for children.

Respondents also recognized an absence of visible First Nations presence in the area.

"New community centre and new library. Connections (walking and cycling) between 8th and Alma and Jericho Park through Jericho Lands."

"A range of affordable housing."

"More park space and trails".

"Amenities, like shops and childcare. There is also a lack of diversity of housing, which makes it difficult for young people to come into the community, and for the elderly people to age in place."

"More rapid forms of transit e.g. SkyTrain. Affordable and middle-income housing. Walkable neighbourhood e.g. things to do, restaurants, stores, job spaces. Family housing e.g. townhomes, condos, purpose built rentals."

Q. Do you think there are any special locations or existing elements in the Jericho Lands that should be maintained?

(N=425)

Key Themes:

- The majority of respondents emphasized the importance of natural greenspaces, habitat, and open spaces that exist on the Jericho Lands. The mature trees, public access and trails, and other greenery are highly valued on the site.
- The existing community amenities, such as the community centre, swimming pool and gym, and outdoor recreation facilities are important to many of the respondents.
- The viewpoint from West Point Grey Park (Trimble Park), looking north to Burrard Inlet, the North Shore Mountains, and downtown and beyond, is seen by many as a special location.
- The educational facilities and programs that currently operate on the Jericho Lands, including West Point Grey Academy, Pacific Spirit School, and the Montessori school, and Pedalheads are valued by respondents.
- Elements of the military history, such as street names and the layout of the Garrison, are viewed as important and should be considered when redeveloping the Jericho Lands.
- Some respondents would like the historical streams located on the Jericho Lands to be daylighted.
- The topography of the site is seen as unique. The toboggan hill located on the western side of Jericho Hill is widely appreciated by respondents in the broader community.
- The character of the existing neighbourhood around the Jericho Lands is something that is valued by some respondents.
- The First Nations presence on the Jericho Lands is seen as significant and important to maintain and recognize moving forward.
- Some respondents would like to see the disc golf course on Jericho Hill retained.
- A few respondents would like the history of BC School for the Deaf and Blind to be remembered and memorialized.

"The toboggan hill. It's such a wonderful informal community space that brings people together when it snows." "The existing community centre and sports *"It would be nice to maintain the green environment and have lots of trees in the new development."*

"Acknowledgment of the history of the site."

facilities - either in their current buildings or integrated in a new way, and the natural features of the site - maintain as many of the trees and forest as possible, and day-light the streams on the site."

"The views of the city from Trimble Park should be protected." Picko Hill Including West Point Grey Academy and the Jericho Hill Centre, looking west parts of West Point Grey and Spanish Banks (2018)

Community Amenities

Another component of complete communities is the public amenities, including childcare, community and recreation centres, libraries, or schools, among others. Together these amenities contribute to the quality of life in a neighbourhood.

Q. What kinds of community facilities are missing in the neighbourhood today? Which ones do you think are the most important for the existing and future community? Why? (N=431)

Key Themes:

- A new community centre was seen as the most important community facility to locate on the Jericho Lands in the future.
- Many responses expressed an interest in increasing the provision of childcare facilities in the community.
- Recreational facilities, such as a publicly accessible swimming pool, gym, and outdoor playing field are important to many of the respondents.
- Many of the respondents would like a new and/or larger library than the current facility of West 10th Avenue. Some suggested combining it with a new community centre.
- Educational facilities, such as schools, are also deemed important for the future Jericho Lands.
- More arts and cultural spaces, including production and performance space, are desired in the community in the future.
- Respondents highlighted a need for better services, including small scale retail, restaurants, and cafes, as well as spaces for medical care providers. A sense of stagnation and decline of businesses along West 10th Avenue in Point Grey Village was also expressed by some.
- The provision of parks, both passive and active, was seen as beneficial to some of the respondents. Public gathering spaces, playgrounds, trails for walking and cycling, and outdoor recreation facilities are sought in the future.
- Affordable housing options were deemed to be missing from the neighbourhood, especially for people with moderate to low-incomes, seniors, and families.
- Some respondents would like to see a First Nations cultural learning centre on the Jericho Lands.
- There were calls for a seniors centre and a greater range of age appropriate activities and programming.
- Maker spaces, workshops, and/or co-working spaces were also mentioned by some respondents.

"A more comprehensive community centre will be necessary. Childcare facilities. A Cycling and walking network that connects to the larger systems and Jericho Beach. A robust suite of small businesses serving the community."

"Cafes, restaurants, grocery store are not far away, but could be on the Jericho Lands. Recreation and community centre space is critical."

"Davcare, Library, possibly schools."

"Accessible preschools and daycares."

"A community centre that includes" diversity-informed childcare, recreation, and a library, as well as an Indigenous language education centre."

"Community centre. More retail will be needed as population increases, as well as schools, health services, commercial space."

"Affordable daycare, family doctors, affordable housing." "Sports and cultural facilities."

"Seniors housing - with an aging population it is critical to have different care level facilities where seniors can live and stay in their communities, close to their friends and families and close to the green spaces that they love."

"Artist workshops and spaces. performance spaces."

"Commercial amenities. and office space to create a public live/work/play, and reduce commuting. Public school space."

Parks and Open Space

Public open spaces serve many functions in the health of a city, providing space for residents to gather, play, and relax. Public spaces can take on a variety of sizes, from large parks, to plazas, natural areas, fields, playgrounds, and smaller neighbourhood parks, depending on the public need.

Q. What do you think are the types of parks and open spaces most needed on the Jericho Lands? (N=473)

Key Themes:

- The majority of respondents would like some natural habitat and existing green/open spaces to be preserved. Maintenance of trees and quiet spaces for respite and reflection are considered important to many respondents.
- Many of the respondents would like to see a playground or child-specific play area provided.
- A network of pedestrian and bicycle friendly pathways throughout the Jericho Lands, as well as enhanced connections to the surrounding parks, is desired by a large portion of respondents.
- Parks and open green spaces for activities like picnicking and community gardening are seen as desirable. Similarly, the provision of outdoor recreation facilities, such as sports fields, basketball and tennis courts, and a pool were requested.
- Smaller parks and spaces for the public to gather, such as plazas, were mentioned frequently by respondents.
- Due to the close proximity of large parks such as Jericho Beach Park and Pacific Spirit Park, some respondents felt that there is already adequate park space in the community.
- A lack of dog specific parks in the area was noted and an off-leash dog park is viewed as important to accommodate the existing and future dog population in the neighbourhood.
- There was some interest in daylighting the historical streams that once ran through the Jericho Lands.
- The maintenance of public views, as well as the provision of ample seating options, is important.
- Respondents would like the parks and open space to be inspired by the cultural values and design aesthetics of the Musqueam, Squamish, and Tsleil-Waututh Nations.
- Some respondents see the redevelopment of the Jericho Lands as an opportunity to reintroduce native plant species to the area.

"Something unique and original that reflects the long history of the First Nations peoples. Bold and interesting."

"Interactive spaces such as community gardens which foster connection among people and with the land."

"There is a lot of park space in the area, so I don't think this needs to be a main focus - but a public square of some sort where the community can gather, as well as maintaining some natural features of the site, forests, streams, adding walking trails, etc. An off-leash dog park would be ideal as well, as there isn't one in the area currently."

"Green spaces, some fields and playgrounds, some natural areas."

"I would like to see a variety of parks scattered throughout the lands. Some structured for specific play and others more natural for walking and viewing."

"Natural area, play spaces, places to just sit and enjoy nature, birds, etc."

> "Playgrounds and accessible greenspaces, plus wilder areas and trails that maintain trees. provide privacy and cooling, etc."

"Accommodate all kinds of sport and fitness related activities, both organised and informal."

> "Walking paths, plazas for community gathering, benches for elderly, childrens playground with benches and picnic tables."

"Maintain existing Trimble and Jericho parks. Connect these two parks and other areas with greenway-style walking/cycling paths. Restore natural waterways."

"Playgrounds, possibly tennis courts, basketball, again, for the kids!"

Housing

The Jericho Lands redevelopment can accommodate a range of housing options, providing opportunities for people of various incomes and stages of life to find a home. Existing City policies already require that the Jericho Lands include at least 30% affordable housing (consisting of 20% social housing and 10% rental housing).

Q. How important is it to include the following types of housing on the Jericho Lands redevelopment?



(N=384)

Key Themes:

- •
- and middle-income earners. The importance of family friendly units (with 2 or more bedrooms) was highlighted by a number of respondents. Additionally, multi-generational housing models were seen as desirable to some respondents.
- Housing options for members of the First Nations were suggested. Live/work spaces were also mentioned by some respondents.

"Cooperative housing for those that cannot afford to buy is an option it also builds community as neighbours are all involved in the upkeep of their cooperative."

"I would like to see lots of space for families including 2-3 bedroom apartments. There is a lack of space for young families in the city."

Q. Are there other housing types that you think should be part of the Jericho Lands redevelopment?

- A variety of housing types were suggested, however, collective forms of housing, such as co-operatives and co-housing were mentioned the most frequently.
- Many respondents underlined an existing and future need for housing for seniors. This included a variety of options, spanning from smaller units for downsizing seniors to assisted care facilities.
- Affordable forms of housing were emphasized, including rentals, housing appropriate for students, social housing,
- A variety of building forms were suggested by respondents. Lower forms, such as multiplexes, townhouses and low-rises were generally preferred, with some respondents suggesting mid-rises and high-rises.
- Some respondents identified finding future housing opportunities for the existing military personnel currently living on the Garrison as a priority.

"Appropriate housing for seniors who wish to downsize and stay in the area."

"Below market rate rentals for middle-income workers."

"Co-ops, co-housing, live-work spaces, leasehold to allow MST to retain ownership."

"I'd like to see a good mix of social, rental, and duplex, *low-rise condo, or townhouse type options. Probably* some co-op housing options should be considered."

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Mix of Uses

40%

Complete communities, where residents are able to easily fulfill daily needs near their homes, are supported by a mix of lands used in a variety of ways. This means shopping, schools, jobs, parks and community spaces supported by, and close to, housing.

Did not Answer

Q. How important are these land uses to you in a complete community?



(N=230)

Key Themes:

- •
- Respondents reiterated a desire for community amenities including, outdoor sports facilities, a pool, community . centre, library, childcare, and ice rink.
- •

- •

"A performance space in the "Parks, green space, woodland trails." community centre." "I think it is also important for there to be affordable office space for essential medical professionals such as GPs and Dentists so that local residents can "Maker spaces, communal "Community Garden, like in Riley Park." access good healthcare." workshops, artist studios.' "Business space focused on high-tech "Arts and cultural facilities." business that can be linked to UBC."

Q. Are there other types of land uses that should be part of the Jericho Lands redevelopment?

- The need for natural, green, and/or open spaces, such as community gardens, parks, forest and woodland, pollinator spaces, and green infrastructure was most frequently mentioned.
- Arts and cultural spaces, such as a performance space, a museum, or entertainment and event spaces, were frequently suggested.
- Increased housing options were also mentioned, including options for seniors, renters, families, and students. The importance of both public and private educational facilities was highlighted by some respondents.
- Multiple respondents proposed light industrial and/or manufacturing uses, such as technology spaces connected to UBC or maker and artisanal spaces for local artists.
- Some respondents would like to see a selection of small scale, local stores serving the community. Conversely, due to the struggling nature of some commercial areas in the area, some respondents suggested limiting commercial activity in order to reduce competition.
- Some respondents reiterated the need for job spaces, such as offices, co-working spaces, or live/work spaces. A First Nations centre (e.g. a cultural, calming, or healing centre) was suggested by some respondents. Healthcare services, such a locally serving doctors clinics and offices were also mentioned.

Building Types

The Jericho Lands redevelopment is anticipated to become a complete community. Buildings may have a variety of heights and forms, depending on differing factors like topography, location of green spaces, and neighbourhood transitions. On a 90-acre site, this could range from ground-oriented townhouses up to mid-rise buildings and towers.

Q. What types of buildings do you want to see on the Jericho Lands redevelopment?



Q. Are there other building types you would like to see? (N=293)

Key Themes:

- A variety of lower density building forms, including single detached housing, multiplexes and townhouses were deemed desirable to many respondents. There was also an interest in some higher buildings, including mid, and high-rise forms.
- It was suggested that if higher buildings are going to be located on the Jericho Lands, the lowest points, in the eastern and northeastern areas of the site, would make the most sense. The topography of the site, as well as existing views and greenspaces should also be considered.
- Consideration of building heights varied considerably, from 2-storeys to over 20-storeys.
- Transitions to the surrounding neighbourhood should be considered.

"Townhouses or semi-detached. Some low-rise smaller units, low-rise senior housing."

"I would like to see a mix of all types of buildings. With townhouses along the southern edge, then low-rises around the other edges and growing in size towards the middle."

"I'd rather see a few

high-rises, so there is more "The northern location of buildings can be higher, the room for green space." southern portion lower so not to obstruct the views."



Aerial photo of Jericho Garrison looking east towards Kitsilano and downtown Vancouver (2018)

Transportation

Options for residents to move through their neighbourhood and city are an important part of daily life. The Jericho Lands will have multiple options to get around, prioritizing walking, cycling, and transit. A possible SkyTrain station, either on site or nearby, is also being considered.

Q. What key issues around transportation - walking, cycling, transit, and driving - should be considered in redeveloping the Jericho Lands? What transportation improvements should be considered?

(N=483)

Key Themes:

- A large number of respondents identified a need for improvements to public transportation. Improved connections to the existing and future network were desirable.
- A connection to a future SkyTrain on or close to the site was widely desired by respondents. Improved connections to the existing bus network were also seen as desirable.
- Many of the respondents highlighted a need to improve active transportation infrastructure, such as the pedestrian and bicycle networks. Increased access and trails across the Jericho Lands were frequently mentioned, as well as upgrades to the bike lanes along West 8th and West 4th Avenue and the installation of safer pedestrian crossings along West 4th Avenue.
- A high portion of respondents suggested 'future proofing' the Jericho Lands by accommodating for alternative models of vehicle use, such as ride sharing, electrification, and automation. Alternatively, some respondents suggested discouraging vehicles uses by creating car-free/light areas and by reducing parking requirements, implementing traffic calming, utilizing centralized parking, or implementing pay parking.
- A small number of respondents suggested accommodating existing vehicle use by improving roads and providing parking.
- Some respondents thought that the Jericho Lands and surrounding neighbourhood could be serviced by shuttle buses.
- Some respondents opposed a future SkyTrain station on or close to the Jericho Lands.
- Some respondents would like to see the implementation/reintroduction of a streetcar system.
- The existing and future levels of car congestion were seen as an issue. Traffic volume and noise, especially along West 4th Avenue, seen as problematic. Traffic calming was mentioned as a way of mitigating congestion in general.

"The Jericho lands should be a family neighbourhood only with traffic circles and traffic calmed streets, bike lanes and pedestrian paths."

"Walking, cycling and transit should take priority over automobiles. The Broadway rapid transit line should have one or more nearby stops. Limit vehicle parking space."

"More bike paths, electric vehicle charging stations, more car share parking."

"Walking and cycling. Consider linkages with UBC rapid transit given density and location. Deter cars."

"Plan for rapid transit on the site from the Broadway line extension. Provide linkages down/up the site from/to Jericho Beach. Consider pedestrian only areas in some neighbouhoods on site."

"Priority given to walking, cycling and transit; minimal emphasis on driving."

> "Access to transit, walking, and biking should be priority."

"Prioritize for people with disabilities and universal design. Pedestrian and bicycle friendly paths throughout keeping motor vehicles to the perimeters."

"Prioritizing public transit and cycling over driving is essential here. Incentivising and nudging people towards these forms of transportation should be a priority."

"Do not have a SkyTrain. Utilize light rail transit. Improve walking and cycling paths to the beach area."

Q. Are there routes or paths through the Jericho Lands that you think could connect important destinations?

(N=319)

Key Themes:

- Future pedestrian connections to Jericho Beach Park were deemed very important by many respondents.
- North-south connections between West 4th and West 8th Avenues are viewed as key connections.
- Pedestrian and bicycle links across the Jericho Lands were highlighted as important.
- If a future SkyTrain station is located on or close to the site, convenient connections from the station to the Jericho Lands and Jericho Beach Park are seen as important.
- Improved pedestrian connections across West 4th Avenue were also highlighted. .
- The following local destinations were deemed important to connect to and between: West 10th Avenue and Point Grey Village, a future SkyTrain station, West Point Grey Park (Trimble Park), Jericho Village, neighbourhood schools, Point Grey Road, Brock House, and the Jericho Sailing Centre.
- Broader city-wide connections include UBC, Pacific Spirit Regional Park, the Endowment Lands, Broadway and Downtown.
- East-west, as well as diagonal connections across the site are seen by some respondents as important.
- Some respondents thought the Jericho Lands would benefit from a locally servicing shuttle bus.
- Some respondents expressed a desire to either improve the existing cycling route along West 8th Avenue or create a more gently sloping cycle route through the Jericho Lands.
- Some respondents supported links for vehicle movement, while a smaller number supported restricting car movement.

"Multi-mode paths connecting Trimble park, Jericho Park, community centres and shopping areas."

"It would be nice to have a safe way to cross 4th to get to the Jericho Park on the other side."

"Linear parks north/south" connecting Jericho Park with Point Grey neighbourhood and connecting to Trimble Park."

"I think connecting the upper and lower portions of the site will be important - 4th Ave and the existing commercial area on 10th Ave - and the site overall to the parkland and beaches to the north. I think North South connections are going to be key on this site."

"Walking to Jericho beach and to any future skytrain subway."

"Connections to Tenth Ave/UBC/ Broadway/Fourth though use of shuttle buses and walking/ cycling routes."

"Connect to shops on 10th at Trimble, 4th and Alma. Route to beach. Brock House. Buses to UBC and downtown."

"Routes to Jericho beach and Spanish Banks. It would help to have a link between 4th Ave and 8th Ave between Highbury and Discovery."

"Bike route on 8th ave should be redesigned. Big biking community to UBC."

Sustainability

Large sites like the Jericho Lands are expected to achieve a high standard of sustainability through measures such as green site design and buildings. This is guided by both City regulations and community aspirations for sustainability.

Q. What do you think could be key opportunities for residents in the Jericho Lands redevelopment to reduce their environmental impacts, both now and in future generations? (N=421)

Key Themes:

- Most respondents viewed building construction methods and technologies as a means of reducing the environmental impact of redevelopment. Sustainable building methods, such as Passive Design and LEED accreditation were frequently suggested, as well as the utilization of green roof technologies, water conservation, and increased energy efficiency. Net zero and wood construction were mentioned by some respondents as ways to increase sustainable performance.
- Transportation and movement were also mentioned as an effective means of reducing environmental impacts. Improved public transportation service and accessibility, as well as prioritisation of pedestrian and bicycle movement were seen as a way to facilitate this.
- The provision of electric vehicle infrastructure, and to a lesser extent, ride sharing, was suggested, while a number of respondents suggested discouraging car usage altogether.
- The provision of green infrastructure to capture and treat rainwater on site was widely viewed as a way to reduce environmental impacts of development.
- The naturalisation of greenspaces, planting of native species, maintenance of mature trees, daylighting of historic streams, and provision of greenspace in general were thought to be important.
- Respondents recognized the importance of sustainable energy systems, such as providing solar panels on roofs, utilizing geothermal energy if viable, waste energy recovery, and district energy systems.
- Some respondents identified the need to provide exceptional recycling systems and facilities, and opportunities for composting in order to help create a zero waste community.
- Local food production, through the provision of community gardens, was supported by a number of respondents.
- The importance of economic sustainability, including housing affordability, as well as the provision of small-scale, local-serving retail within walking distance of residents was important to some respondents.
- Some respondents see this redevelopment as an opportunity to create a model sustainable community.
- Mixed Use development and higher densities were also seen as assisting sustainability by allowing people to have access to their daily needs within an easy walk.

"Water re-use systems, integrated green roofs, bioswales and green spaces, with ponds using rain runoff as well as LEED Platinum standard buildings would help reduce the environmental impact. Excellent car share and transit options will also contribute to a lower environmental footprint."

"In the construction phase, the use of cross laminated timber design could significantly reduce GHG emissions, and making transit as convenient as possible would make green transportation more viable."

"Organic waste collection, solar panels and solar thermal, greywater recycling for irrigation, green roofs, waste heat recovery systems."

> "Stormwater management in this area will be critical and it would be interesting to see some 'green infrastructure' used to handle stormwater at the surface and combine it with walking trails to create community amenities."

"Opportunity to construct with low carbon materials. Making space for solar energy on rooftops."

"Transit, access to electric vehicle charging, bike routes, safe walking routes well-separated from the bikes. All forms of transportation should be convenient and safe for all users."

Other comments

To complete the questionnaire respondents were asked an open ended question. Below is a summary of the responses given.

Q. Is there anything else you would like to share with us? (N=293)

Key Themes:

- The retention of some of the existing greenspaces on the Jericho Lands was seen as important to a number of respondents.
- Respondents emphasized the need to respect the surrounding neighbourhood and context in the design and redevelopment of the site.
- Lower forms of density, such as townhomes and low-rises, are preferred by a number of respondents. Similarly, some stated a preference for no towers and/or high-rises on the site.
- Respondents reiterated a desire for a diverse range of affordable housing options for families, seniors, students, military personnel currently residing on the Jericho Garrison, and people working in the service industry. Some respondents would like to see locally-serving housing, which includes cooperatives and rentals.
- A number of respondents expressed a desire for the future Jericho Lands to be a model sustainable community, which demonstrates leading planning and practices. Some thought it should be a complete community, one which is equitable and inclusive.
- There were appreciative comments of the engagement process so far while some expressed that local residents need to be included in the discussion and others advocated for a transparent process. Some highlighted a need for an inclusive process, which features broader voices, including those of future residents of the Jericho Lands.
- The redevelopment of the Jericho Lands is seen by some respondents as an opportunity to celebrate the culture and values of the local First Nations.
- Some respondents reiterated a desire for the provision of community amenities, such as a pool, community centre, and childcare.
- There is a desire to protect the views of the North Shore mountains. Burrard Inlet, and Downtown.
- There are some concerns about the potential for disruption caused by redevelopment, as well as the potential impact of traffic and noise from an increased population on the Jericho Lands.

housing."

"I would really like to see a development that is a world model of sustainability, inclusiveness, and incorporates the history and culture of the indigenous peoples into the design."

"Green space is critical to preserve but this must be balanced with affordable

> "This could be a transformative opportunity for Vancouver to showcase a whole new level of people living within the natural systems of the landscape."

"The lands should be developed for a family friendly neighborhood."

"The future development of the Jericho Lands needs to be sensitive to the surrounding community."

"Maximize green space, and use green roofs as part of rainwater management."

> "Be transparent with the community through the design process."

"This is a special opportunity to build a community emphasizing diversity, Indigenous involvement, human scale buildings and amenities, minimum vehicular traffic through the community, plenty of green space, harmony between buildings and green space."

"Let's make it a model of livability for all members of our city."



Asset Map

At the March 2 and 7 launch open houses, the community was asked to participate in an asset mapping exercise to identity local assets, key issues, and opportunities on the Jericho Lands and in the surrounding neighbourhood. Participants were asked to place distinctively coloured and numbered stickers on a map to indicate what they love, a new idea, or what needs work. They were then asked to write a supporting comment corresponding to the sticker type and number that they placed on the map. Some participants also indicated if they supported other comments. Here is a summary of the key themes identified at the two open houses.





Q. What do you love? (N=122)

Key Themes:

- Local parks, in particular, Jericho Beach Park, West Point Grey Park • (Trimble Park), and Pacific Spirit Regional Park.
- Existing greenspaces experienced both on the Jericho Lands and Jericho Beach Park.
- Educational facilities, including West Point Grey Academy, as well as the Pacific Spirit School and Family Montessori School on the Jericho Hill site.
- The Jericho Sailing Centre.
- The mature trees on the Jericho Lands and Jericho Beach Park.
- Community amenities, such as the community centre, Aberthau, and Brock House.
- Recreational facilities, such as the disc golf course, gymnasium, and playing fields on the Jericho Lands.
- Public views experienced from West Point Grey Park (Trimble Park) and • along West 8th Avenue.
- Local businesses in Point Grey Village, along West 10th Avenue, and to a lesser extent, in Jericho Village at West 4th Avenue and Alma.
- The trails winding through West Point Grey Academy and the Jericho Hill Centre.
- The toboggan hill at Jericho Hill. .
- The sense of community and character and scale of the surrounding neighbourhood.





Q. What is your new idea? (N=110)

Key Themes:

- Make improvements to West 4th Avenue, which acts as a barrier between the Jericho Lands and Jericho Beach Park. Provide improvements to pedestrian realm and safer pedestrian crossings.
- Increase the amount of affordable housing, which is oriented towards • families, seniors, and students. Provide housing options for the armed forces currently located at the Jericho Garrison.
- Reinvigorate stagnating Point Grey Village with new businesses and housing. The former Safeway site was specifically identified as an opportunity.
- Daylight historical streams which ran through the Jericho Lands.
- Locate a SkyTrain station on or close to the Jericho Lands.
- Build a new community centre and other public amenities that provide a variety of community programming. Explore possibility of co-locating a community centre with a new West Point Grey Academy.
- Create pedestrian connections through the site from West Point Grey Park (Trimble Park) to Jericho Beach Park.
- Build at a scale and character that transitions to the surrounding context.
- Increase building supply, providing new housing options in West Point Grey. New residents could help struggling businesses in Point Grey Village along West 10th Avenue.
- Provide new public schools that service any new population growth.
- Improve existing bicycle network connections in surrounding area, as well as provide connections through the site.
- Create a series of trails connecting to and through the Jericho Lands.
- Utilise green infrastructure to mitigate and manage water on the Jericho Lands. Improvements are needed to sewer system in West 4th Avenue and Highbury Street area.
- Provide pedestrian realm improvements in Point Grey Village.

Trails and Connections

"Join Jericho Beach Park to Trimble Park through Jericho Lands."

"Put benches and picnic tables and make trails."

West 4th Avenue Improvements

"Crossing 4th Ave is dangerous and nasty. Consider at least 2 overpasses for people walking or on a bike to get from Jericho Park to the lands. Or pedestrian controlled crosswalks."

"Pedestrian bridge over West 4th to connect to Jericho Park."



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Q. What do you think needs work? (N=98)



Key Themes:

- Consider opportunities to daylight historical streams on site.
- Provision of affordable housing options, especially for families, seniors, and renters.
- Re-invigoration of businesses along West 10th Avenue in Point Grey Village.
- Provision of new community facilities and programming, including recreational facilities such as a gymnasium and pool, and a performance spaces, such as a theatre.
- The provision of a First Nations cultural/learning centre to help educate the broader public and facilitate the reconciliation process.
- Future connection to a rapid transit system, including Transit Oriented . Development (TOD).
- Connections to Jericho Beach Park. Improvements needed to create safer pedestrian crossings on West 4th Avenue.
- Development that is responsive to the site's topography, protecting views. Build lower forms of development and focus height downhill in low-lying areas.
- Minimize impact of light pollution from future development.
- Development that mitigates the impact of and is responsive to future climate changes.
- Reconciliation with First Nations.
- Job training and apprenticeship opportunities during project implementation for MST members and students at local community colleges.
- Recognition of history of school for the Deaf and Blind at Jericho Hill.
- The disc golf course.

Community Centre

"Incorporate school facilities with other facilities so that all can be managed well and facilities can be shared by ALL."

"More community amenities: athletic facilities, theatre"

West 4th Avenue Improvements

"Integrate planning and development with Jericho Beach Park. Have many ways to reduce West 4th Ave as a barrier between the two sites.."



*Not all respondents placed a sticker on the asset map. Some only provided written comments.



Tell us what you...

JER CHO LANDS

Tell us what inspired you

As part of the *Inspire Jericho Talks* speaker series a comment card was available for participants to share their thoughts and anything that had inspired them at the respective talks. At each event participants were asked a question relating to the theme that was discussed that evening. The following is a summary of the feedback received at the talks by Charles Montgomery (Happy Cities), Jeff Speck (Connected Communities), Margie Ruddick (Respect the Land), and Magnus Schön (Urban Resilience).

More Inspire Jericho Talks are planned in the future and will provide further opportunities for the community and members of the public to discuss and provide inspirational ideas for the future Jericho Lands redevelopment.



Examples of guestion cards circulated at the *Inspire Jericho Talks*





Creating Great Neighbourhoods - Happy Cities (Charles Montgomery)

Q. How can the Jericho Lands be designed to create a healthy, happy, and inclusive community? (N=41)

Key Themes:

- Design public spaces that are interactive, facilitate communal gathering, and help with the development of community connections. Public space should be equitable and accessible to all.
- Provide a diverse mix of housing options, tenures, and forms. Prioritize affordable types of housing.
- Discourage use of vehicles on the Jericho Lands. Some ideas that were shared include providing district parking on community edges and narrower streets. Prioritize pedestrian and bicycle forms of movement. Create a pedestrian friendly public realm.
- Create low- to mid-rise buildings.
- Connect community with multiple modes of transportation, including a SkyTrain station on or close to the Jericho Lands.
- Utilise natural landscaping.
- Involve First Nations in all stages of the planning process.
- Articulate commercial frontages, in order to create more interesting and pedestrian-friendly streetscapes.
- Provide greater connections across West 4th Avenue between Jericho Beach Park and the Jericho Lands.
- Create architecturally interesting buildings that encourage social interaction and communal activity.

Creating Great Neighbourhoods - Connected Communities (Jeff Speck)

mean to you? (N=29)

Key Themes:

- Some preferred mid-rise buildings to help with transitions to the surrounding neighbourhood.
- Provide greater connections through the site, particularly north-south connections between West 4th and West 8th Avenues.
- Facilitate and encourage a historical reconnection to place, such as using indigenous places names and imagery.
- Build publicly accessible community amenities, such as a

Q. What does a more accessible, better connected Jericho Lands

- A diverse range of housing types and tenures with an emphasis on affordability for a variety of incomes and households.
 - Creation of highly walkable pedestrian-friendly community.
 - Public spaces that are equitable and universally accessible.
 - Greater connections to the broader public transit network, providing improved local and city-wide connections.
 - Access to a future SkyTrain station on or close to the Jericho Lands.
 - Retention of natural greenspace interspersed throughout the community.
 - Increased density to provide a variety of housing opportunities.

- community centre, daycare, and schools.
- Provide new gathering spaces for the community.





Creating Great Neighbourhoods - Respect the Land (Margie Ruddick)

Q. How can ecology be integrated into the design of the future Jericho Lands?

(N=16)

Key Themes:

- Integrate water management into the open space network. Examine options to use green infrastructure to treat stormwater onsite and use water on the Jericho Lands to support wetlands in Jericho Beach Park.
- Maintain natural greenspaces and preserve some of the existing wooded areas, which can provide wildlife habitat and corridors.
- Daylight historical streams that previously ran through the Jericho Lands.
- Protect and reintroduce native flora and fauna.
- Incorporate drought resistant plants that are adaptable to climate change.
- Increase density in order to maintain green open spaces and natural areas.
- Create landscape with naturalised features.
- Integrate buildings into the landscape and topography.

Creating Great Neighbourhoods - Urban Resilience (Magnus Schön)

(N=32)

Key Themes:

- Adopt the seven principles of resilience, which include: maintain diversity and redundancy; manage connectivity; manage slow variables and feedback; foster complex adaptive system thinking; encourage learning; broaden participation; and promote polycentric governance.
- Create a variety of building forms and density. Construct buildings that are
- flexible and adaptive over time. • Provide opportunities for public gathering. Design public spaces that are well

- Be flexible and adaptive in process. Provide opportunities for feedback and be willing to listen and learn.
- Incorporate a network of greenways which facilitate active modes of movement.

Q. How can we design more resilient neighbourhoods?

- Include a network of green open spaces throughout the Jericho Lands. Create ecological corridors connecting to surrounding parks and green spaces. Create a car-free or car-lite neighbourhood by reducing parking requirements and/or providing district parking at the periphery of the site. Help facilitate a shift towards electrified transportation.
 - Prioritize pedestrian movement by creating pedestrian-friendly streets. Create opportunities for increased social connectivity.
 - Utilize sustainable building practices, such as passive design and net zero. Reduce use of concrete and use wood construction where possible.
- Provide affordable housing options for local residents. Mix of rental and home ownership.
 - Provide opportunities for intergenerational living. Co-locate senior housing with child care facilities.

connected and interactive.





Tell us what you think

Throughout the summer of 2019 City staff hosted a pop-up information booth at a series of community festivals, including Point Grey Fiesta, Greek Day, Khatsahlano Street Festival, and the Vancouver Folk Music Festival. At each of these events, a comment card was made available for members of the public to share their thoughts and ideas on what the future Jericho Lands should look like. The following is a summary of the feedback received.



- A mix of housing tenures with affordable options, including co-operatives, affordable home ownership, leasehold, and non • market housing.

- - •

 - .
 - Age-friendly.

Q. What should the Jericho Lands look like in the future?

Point Grey Fiesta and Greek Day (June 22 & 23, 2019)

- Housing should provide spaces for families and seniors.
- Retention of mature trees and natural green spaces.
- Extensive cycling infrastructure, including bike lanes and trails.
- Low- to mid-rise building heights.
- A mixed-use development.
- Recreational facilities for the community, such as an indoor pool and sports fields.
- Community amenities, including a child care, a community garden, and performing arts centre. Walkable.

Khatsahlano Street Festival (July 6, 2019)

- Provide more affordable forms of housing, including co-operatives and rentals.
- Retain existing greenspace.
- Community amenities, including a community centre, library, pool, and childcare.
- More density to increase housing options.
- Well served by transit options, including SkyTrain station.
- An expression of First Nations culture and identity.
- No development. The site should remain primarily greenspace as it is now.
- No towers.

Vancouver Folk Music Festival (Jul 20 & 21, 2019)

- A family-friendly community, with an affordable mix of housing tenures and types, including co-operatives and co-housing. Lower density forms of development.
- Mixed-use and dense.
- Improved north-south transportation connections.
- North-south pedestrian connection through site, between Jericho Beach Park, West Point Grey Park (Trimble Park), and Point Grey Village.
- Improved pedestrian and bicycle connections on West 4th Avenue.
- Senior-friendly mobility.



Co-Design Artist Workshops

On July 7 and October 26, 2019, the Co-Design Group, with support from the project team facilitated a pair of Artist Workshops with the general public and with MST members, respectively.

Themes emerged as the artist facilitators worked with the participants to visualise ideas and aspirations for the future Jericho Lands. Some common themes were found in the images produced from both workshops. A summary of the high-level themes are provided below, followed by details on each theme. The themes are generally presented by frequency of appearance.

Co-Design Themes:

Musqueam, Squamish and Tsleil-Waututh Themes:

- Cultural Practices and Activities
- Indigenous Inspired
 Architecture and Design
- Communal Gathering and Social Spaces
- Naturalised Landscapes
- Learning Opportunities
- Local Economy
- Community Amenities and Recreation
- Community Connections
- Housing and Sustainability

General Public Themes:

- Naturalised Landscapes
- Communal Gathering and Social Spaces
- Community Connections
- Community Amenities and Recreation
- Arts and Cultural Spaces
- Learning Opportunities
- Local Economy
- Accessible and Inclusive
 Spaces
- Housing and Sustainability





Musqueam, Squamish, and **Tsleil-Waututh Themes**

Cultural Practices and Activities

Space for cultural practices and activities for the MST Nations were prevalent, including, ceremonial spaces for drumming and dancing, canoeing, a welcome ceremony at the beach, and fire with healing circle. There were illustrations of people participating in traditional crafts, such as making cedar hats, head bands, and drums, as well as carving canoes. People cooking and smoking salmon also appeared in multiple images.

Indigenous Inspired Architecture and Design

Architectural structures and design elements from the MST Nations were common, including multiple illustrations of longhouses, a smoke house, a Coast Salish welcome pole, and carved structures with representations of the three MST Nations. Cultural expression was also evident in site design, including interpretive elements in the public realm, wayfinding, building orientation, movement and circulation.

Communal Gathering and Social Spaces

Community gathering and inclusive, accessible social spaces featured in many of the illustrations. There were spaces for ceremonies and performances, sheltered outdoor gathering spaces, communal meals, spaces for interaction between elders and youth and cultural exchanges, and medicine and food gardens for the community. Recreational activities were also shown as a means of community gathering and creating social interaction.

Naturalised Landscapes

take place.

Local Economy

A number of the illustrations showed the integration of natural elements into the landscape. These included the daylighting of historical streams and use of water for cultural activities, as well as the reintroduction of native plant species, such as salmon berries, huckleberries, sword ferns, and cedar trees (used for stripping). It was suggested that the naturalised landscape include interpretive walks and edible planting.

Learning Opportunities

Many of the illustrations demonstrated cross-cultural learning opportunities and intergenerational knowledge sharing. Examples included workshops for learning First Nations crafts, carving, a cultural ambassador at a welcome centre, elders and knowledge keepers discussing with youth, storytelling, and interpretive walks. It was suggested that places like a longhouse, community space, or interpretive theatre, as well as informal external spaces and trails, could be where these learning opportunities

Employment and/or commercial opportunities were identified in some of the illustrations. These appeared as cultural ambassadors at a welcome and/or interpretive centre, an indigenous tourist's information centre, an artist's co-op selling local crafts, and a cedar products store.





Community Amenities and Recreation

Recreational activities were guite prominent throughout the illustrations. These included a mix of both traditional and contemporary activities, such as canoeing and basketball. Both indoor and outdoor recreation facilities were illustrated. Children's play and play structures also featured in a number of the images.

Community Connections

Connections within and through the site were present in some of the illustrations. These included pedestrian and bicycle trails, with interpretive signage and waterfront connections. It was noted a number of times that the pedestrian network should be accessible and inclusive for all users. Community shuttles were also mentioned.

Housing and Sustainability

Affordable housing opportunities for Nation members, seniors, students, and families were illustrated in a number of drawings. Sustainable architectural practices, such as green roofs and rain harvesting were prominent. Energy systems like solar panels and geothermal heating/ cooling were also mentioned.

General Public Themes

Naturalised Landscapes

Community Connections

Accessible and inclusive pedestrian and separated bicycle paths within and through the site, were present in a number of illustrations. It was suggested that community shuttles could offer transit service to the local neighbourhood. Better pedestrian connections to Jericho Beach Park were also encouraged. Sustainable modes of transportation, such as electrified vehicles, were illustrated, as well as shared mobility systems like Mobi bikes and ride share programs. A well-integrated public transit system and connections to a SkyTrain were suggested.

Naturalised and green landscapes featured in many of the illustrations. This included the daylighting of historical streams and reintroduction of native plants and trees. Mature trees, street trees and green spaces also featured. There were also spaces for bird watching and interpretive walking trails. Some images celebrated the unique topography of the site, highlighting views and opportunities for recreational activities on the hill. Green infrastructure to collect and manage rainwater was also illustrated.

Communal Gathering and Social Spaces

Communal gathering and social spaces were prominent throughout the illustrations. These included shared garden, cooking, and eating spaces, community events, such as block parties and community dinners, active streets, and highly programmed public spaces. Sheltered outdoor spaces also appeared in some illustrations.





Community Amenities and Recreation

Community amenities and recreation facilities were present in many of the illustrations. These included flexible, multi-purpose rooms for meetings and other community activities, community gardens, indoor/outdoor community spaces, outdoor gyms and other recreation spaces for sporting activities, and maker spaces. A library and spaces for preschool and childcare were also highlighted as important.

Arts and Cultural Spaces

A number of the illustrations featured outdoor performance spaces, generally covered and/or protected from the elements. The images also illustrated a variety of community arts programming in public and/or community spaces, such as art, music, and dance classes for a range of ages. Indigenous inspired design elements were present in architectural structures. Opportunities for artists-in-residence were also encouraged.

Learning Opportunities

The illustrations showed many learning opportunities for all ages and abilities. These included using outdoor spaces and natural features as educational resources, such as a day-lit stream, living classrooms, and interpretive walking trails. Opportunities to share skills and knowledge across generations such as senior/youth workshops, oral storytelling at a "living library", and a co-learning hub also appeared. The provision of a public school, as well as preschool and childcare facilities was shown. It was suggested that interpretive indigenous design elements could be used to tell the history of the site.





Local Economy

The illustrations included locally-serving retail and services: cafes, restaurants, a public market, medical, and other services. Fine-grained, permeable, and active street edges with small storefronts were encouraged. Mixed-use buildings, with retail and services at grade, offices, and residential units above were featured.

Accessible and Inclusive Spaces

Many of the illustrations highlighted the need for the public realm to be inclusive and accessible for all users. This included providing for various forms of mobility, as well as planning spaces for all ages. Inclusive community programming was also encouraged. Some illustrations featured safe public spaces, which had "eyes on the street".

Housing and Sustainability

A variety of building forms, including low and mid-rise buildings, and a tower, were shown. Buildings were encouraged to be human-scaled and provide a variety of affordable housing options and tenures. Some of the buildings in the images were wood structures and used indigenous architecture for inspiration. The repurposing of existing buildings was suggested. Waste reduction and recycling systems were illustrated and sustainable forms of transportation were encouraged, such as public transportation and electrified vehicles.

11. NEXT STEPS

The public feedback collected during Phase 1 of the Jericho Lands planning process will help inform the development of draft guiding principles. These guiding principles will be refined with further public feedback and will inform a "big ideas" urban design charrette, as well as subsequent site concepts.

Moving forward, there will be opportunities for the public to stay involved and provide further feedback to the Jericho Lands planning team. Future engagement opportunities will include an open house, questionnaire, further *Inspire Jericho Talks*, a design charrette, as well as other public events.

To stay up-to-date with the Jericho Lands planning process, visit the project web page at <u>vancouver.ca/jericho-lands</u> and subscribe to the email notification list.

Appendix A:

Musqueam, Squamish, and Tsleil-Waututh **Co-Design Artist** Workshop Images













THE CALDERICS CROKT













Appendix B: General Public Co-Design Artist Workshop Images











THE COMPANY CAULY











Jericho Lands Planning Program

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