

Jericho Lands Policy Statement Working Group Terms of Reference

May 2019

1. Purpose

The purpose of the Jericho Lands Policy Statement Working Group is to provide a range of perspectives to the Jericho Lands Policy Statement planning process. The site offers a rare and significant opportunity to shape the future of this area of the city. The perspectives should represent both the local community and the city as a whole, and provide input to staff during the development and review of the policy statement. The Working Group is also expected to offer feedback to staff on the public engagement process.

The City of Vancouver acknowledges that the city is on the unceded traditional territories of the Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation. The City will address issues and opportunities for the local First Nations and the Jericho Lands through a collaborative partnership with the Musqueam, Squamish, and Tsleil-Waututh (MST) Partnership and the Canada Lands Company (CLC), including representation of culture, values and traditions of the MST Nations within the Policy Statement.

The Working Group is a unique opportunity to integrate local and broader city perspectives, informed by technical expertise, into the formulation of the policy statement for the Jericho Lands. A fulsome and robust engagement process will be an integral part of the Jericho Lands planning process, with numerous opportunities for community members to be involved. The Working Group is envisioned to serve as one of the engagement opportunities during the planning process and development of the Jericho Lands Policy Statement.

Figure 1: Jericho Lands Site and Area Context



2. Site and Area Context

The Jericho Lands are composed of two adjacent parcels with a total area of 90 acres, or 36 hectares. The boundaries include 4th Avenue to the north, Highbury Street to the east, 8th Avenue to the south, and Trimble Park and Discovery Street to the west (see Figure 1). Immediately adjacent to the Jericho Lands are Trimble Park, Queen Mary Elementary, and Jericho Beach Park, a significant destination park in Vancouver.

The eastern parcel is the former 52-acre Jericho Garrison, which most recently served as home to the 39 Canadian Brigade Group. The Department of National Defence sold the lands in 2014 and vacated them in 2018. The land is now jointly owned by the MST Partnership and CLC. The western parcel, known as Jericho Hill, is 38-acres and owned by the MST Partnership. Parts of the property are currently leased to West Point Grey Academy, a private school, and the Vancouver Park Board.

The Jericho Lands are near the former village site which was inhabited by the local host Nations for thousands of years. By 1890, most of West Point Grey had been logged and cleared for non-native settlement. The Jericho Golf and Country Club occupied the site until 1921, when the Royal Canadian Air Force established the Pacific Coast Station. In the 1970s, the western parcel was transferred to the BC Provincial government, and only the eastern parcel remained in use as a military garrison.

Several distinct commercial areas are located close to the Jericho Lands, with local retail and commercial space concentrated along 4th Avenue (from Highbury to Collingwood Streets), Broadway (from Alma to Larch Streets), and 10th Avenue (from Tolmie to Discovery Streets). The remaining land uses in the area are primarily residential, consisting of single-family houses, with a mixture of denser low-rise apartments and towers to the immediate east.

3. Planning Process

Planning for the Jericho Lands presents several unique opportunities, including the chance to advance collective work towards reconciliation with the local First Nations. Opportunities to provide significant affordable housing will be incorporated into the planning program, recognizing the acute existing need in Vancouver and existing City objectives. Further opportunities presented by the Jericho Lands include creation of a complete community achieving a high standard of sustainability and provision of community-serving amenities. Transportation connections with the rest of the city and region, including design work on a SkyTrain extension from Arbutus Street to UBC, will also inform the Jericho Lands policy statement planning process.

A Policy Statement is a planning tool used by the City to describe general planning principles and policies that will guide the future development of the Jericho Lands. The development of the policy statement is expected to be an approximately two-year process. There is also the need to align with existing City policies and future policy currently under development. Policy work is underway that may relate to the Jericho Lands and nearby areas are the Broadway Plan, Employment Lands and Economy Review, and the Making Room program. Finally, the Jericho Lands policy planning work will fit within the forthcoming City-Wide Plan.

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4. Member Roles

The role for members will be to:

- Apply existing City policies in formulating recommendations for the Jericho Lands Policy Statement;
- Advise on the public engagement process;
- Encourage the ongoing education and contribution of community interests and perspectives to the planning and design of land use, transportation, public realm, and community amenities;
- Reflect the City’s goals as a City of Reconciliation and support reconciliation as part of the Jericho Lands planning process; and
- Provide feedback to City staff at key points in the planning process, including during the creation and evaluation of land use concepts and the draft Jericho Lands Policy Statement.

Membership in the Working Group is on a voluntary basis. Working Group member activities are assumed to include meetings, reading/learning/review of information and materials, and representation at planning process events.

5. Member Responsibilities

The estimated time commitment for Working Group members is anticipated to be between 6-10 hours per month, though the ultimate time each month may be more or less depending on the planning process phase and timeline. These Working Group meetings are anticipated to continue until late 2020 or early 2021.

Figure 2: Roles and Responsibilities

JERICHO LANDS	Manage the Planning Process	Outreach	Identifying Issues & Opportunities	Developing Site Concepts	Early Input Into Site Concepts	Evaluating Site Concepts	Drafting Plan Directions	Input into draft Policy Statement	Reviewing draft Policy Statement	Policy Statement Approval
	Community Members			√			√			√
Stakeholder Groups		√	√			√			√	
Working Group		√	√		√	√		√	√	
Proponents (MST/CLC)		√	√	√	√	√		√	√	
City Staff	√	√	√	√	√	√	√	√	√	
Council										√

Activities for members of the Jericho Lands Policy Statement Working Group may include:

- Regular meetings with City staff and the proponent team, likely to be scheduled for early evenings during weekdays. The meetings would occur approximately once every two

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months during the duration of the process (approximately mid-2019 to early 2021). The precise number of meetings and duration of the term may be more or less, depending on need as the Jericho Lands program develops;

- Working Group representation at workshops, design charrette and other public events. This may include evenings and Saturdays;
- Outreach to networks to broaden awareness and seek feedback at key points during the planning process; and
- Remaining up-to-date and knowledgeable on planning issues and content, including related Council policy directions.

The members of the Working Group will serve until a Jericho Lands Policy Statement is approved by Council (target early 2021). City staff request that Working Group members attend the majority of meetings and remain up-to-date on group correspondence. Staff may seek a replacement if a member is no longer able to participate regularly.

The Working Group is one element of public engagement and policy development. City staff, CLC and the MST Nations, the broader Jericho Lands community and members of the public, other stakeholders, and City Council will also be informing the process and Policy Statement.

The Jericho Lands planning team will offer support to the Working Group as part of the City's commitment to support their work. Support offered will include:

- Meeting space;
- Supporting technical resources and consultancies (e.g., staff time, note taking, consultant presentations, and subject matter experts); and
- Facilitation (as required).

6. Membership Composition

A larger group (20-25 members) is planned to allow for anticipated interest from the local community and adjacent neighbourhoods, city-wide residents, and groups or organizations in Vancouver. Members are intended to reflect a mix of both individuals and organization representatives.

Figure 3: Membership Profile



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Experience and knowledge will be sought for the areas indicated below in Figure 3. Planning staff will be able to provide background information on key subject areas.

Individuals employed by the City of Vancouver or Vancouver Board of Parks and Recreation may not apply to be members of the Jericho Lands Policy Statement Working Group.

7. Applications and Selection

Members will be appointed by City staff following an open public call for applicants.

Applicants may be self-nominated or nominated by organizations.

Should the number of applicants exceed the number of members, selections will be made based on areas of knowledge and demographic representation. The intent is that the Working Group composition should reflect the demographic profile of Vancouver as much as possible, including achieving a 50/50 gender balance. The Working Group will also aspire to include at least 50% equity-seeking groups, reflecting a Council direction on the composition of appointed advisory bodies.

The intent is that the Working Group provides a variety of interests and expertise in numerous areas of knowledge and be representative of Vancouver residents.

For more information:

- Council Report – “[Jericho Lands Policy Planning Program](https://council.vancouver.ca/20180724/documents/a2.pdf)”, July 24, 2018 - <https://council.vancouver.ca/20180724/documents/a2.pdf>
- Jericho Lands website – vancouver.ca/jericho-lands