

# JERICHO LANDS

*PLANNING PROGRAM*

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June 28, 2023



**ʔəy'alməx<sup>w</sup>/ly'álməxw/the Jericho Lands is located on the unceded, ancestral, and traditional territories of the x<sup>w</sup>məθk<sup>w</sup>əy'əm (Musqueam), Sḵwxwú7mesh (Squamish) and səliłwətał (Tseil-Waututh) Nations.**

- **ʔəy'alməx<sup>w</sup> ("Ee-yal-mugh")**, is the place name in hən'q'əmin'əm language spoken by the Musqueam and Tseil-Waututh Peoples.
- **ly'álməxw ("l-yal-mugh")**, is the place name in the Sḵwxwú7mesh language spoken by the Squamish People.

# Why We're Here Today



- To broaden our engagement by meeting with local and City-wide organizations/stakeholders to discuss details of the Jericho Lands planning process.
- Provide information about Phase 4, including ways to submit feedback and stay involved.
- How you can help

# Presentation Contents

## 1. Project Background

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- What is a Policy Statement

## 2. City Policy

- UNDRIP
- Vancouver Plan
- UBCx

## 3. Planning Process

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- MST Site Planning Elements

## 4. Current Proposal

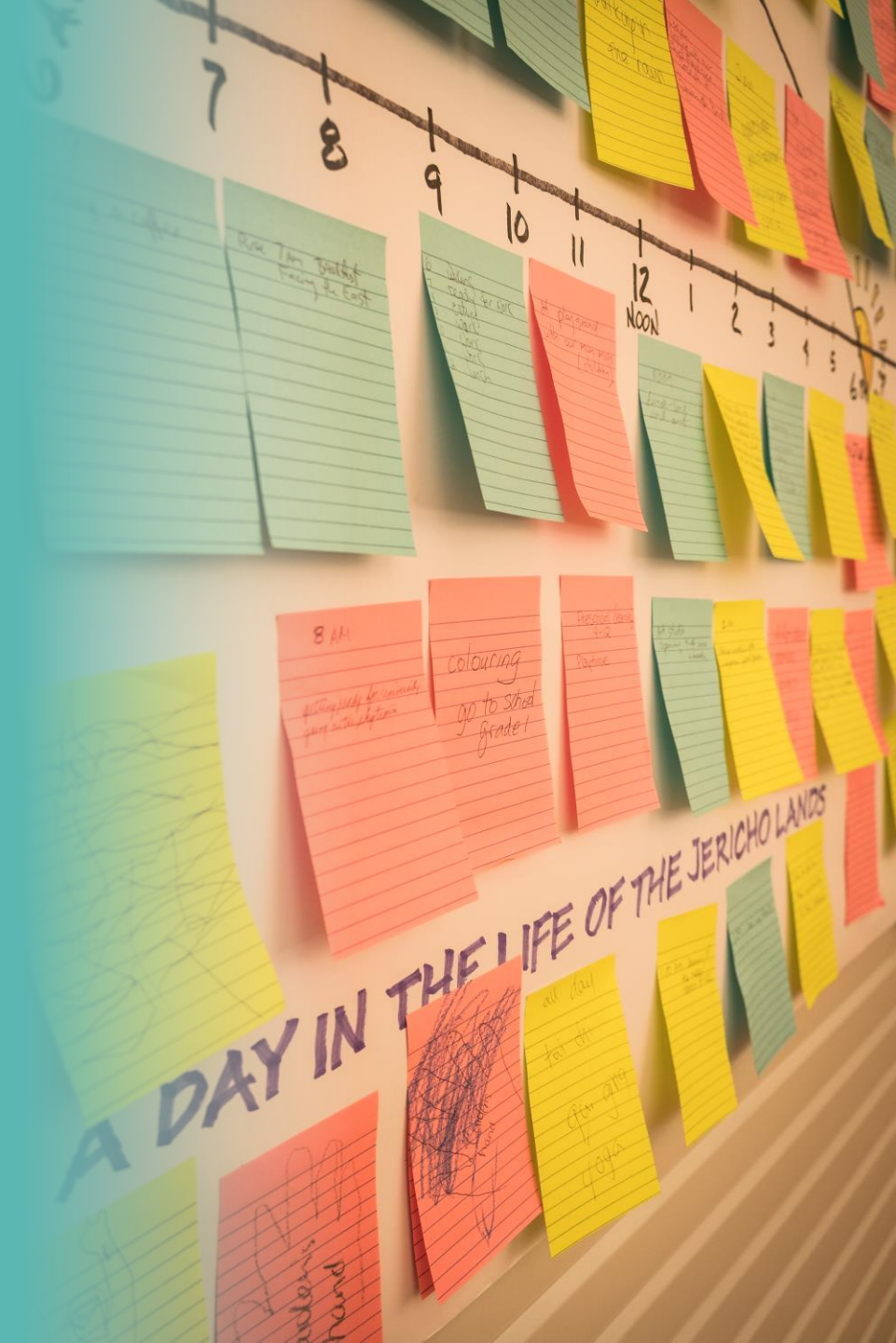
- Current Site Plan Concept
  - Parks and Open Spaces
  - Mobility Network
  - Land Use
- 3D Plan
- Illustrative Plan
- Proposed Public Amenities

## 5. Next Steps



# 1.

## Project Background



# Jericho Lands



The **site is owned** by a joint venture partnership between the xʷməθkʷəy̓ʻəm (Musqueam), Skwxwú7mesh (Squamish), and səliwətəł (Tseil-Waututh) **(MST) Partnership**, and **Canada Lands Company (CLC)**.

# What is a Policy Statement?



## Policy Statement Contents

- Background
- Vision & Guiding Principles
- Reconciliation
- Land Use & Density
- Site Ecology, Parks & Open Spaces
- Connections, Movement and Transportation
- Built Form, Massing & Height
- Sustainability & Infrastructure
- Community Amenities
- Illustrated Development Concept



# 2.

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## City Policy





## UNDRIP

Framework of actions under four key themes:

- Social, cultural and economic well being
- Ending racism and discrimination
- Self-determination and inherent rights of self-government
- Right and title of Indigenous people

***Jericho Lands offer many opportunities to advance the UNDRIP Strategy actions***

## City of Vancouver's UNDRIP Strategy

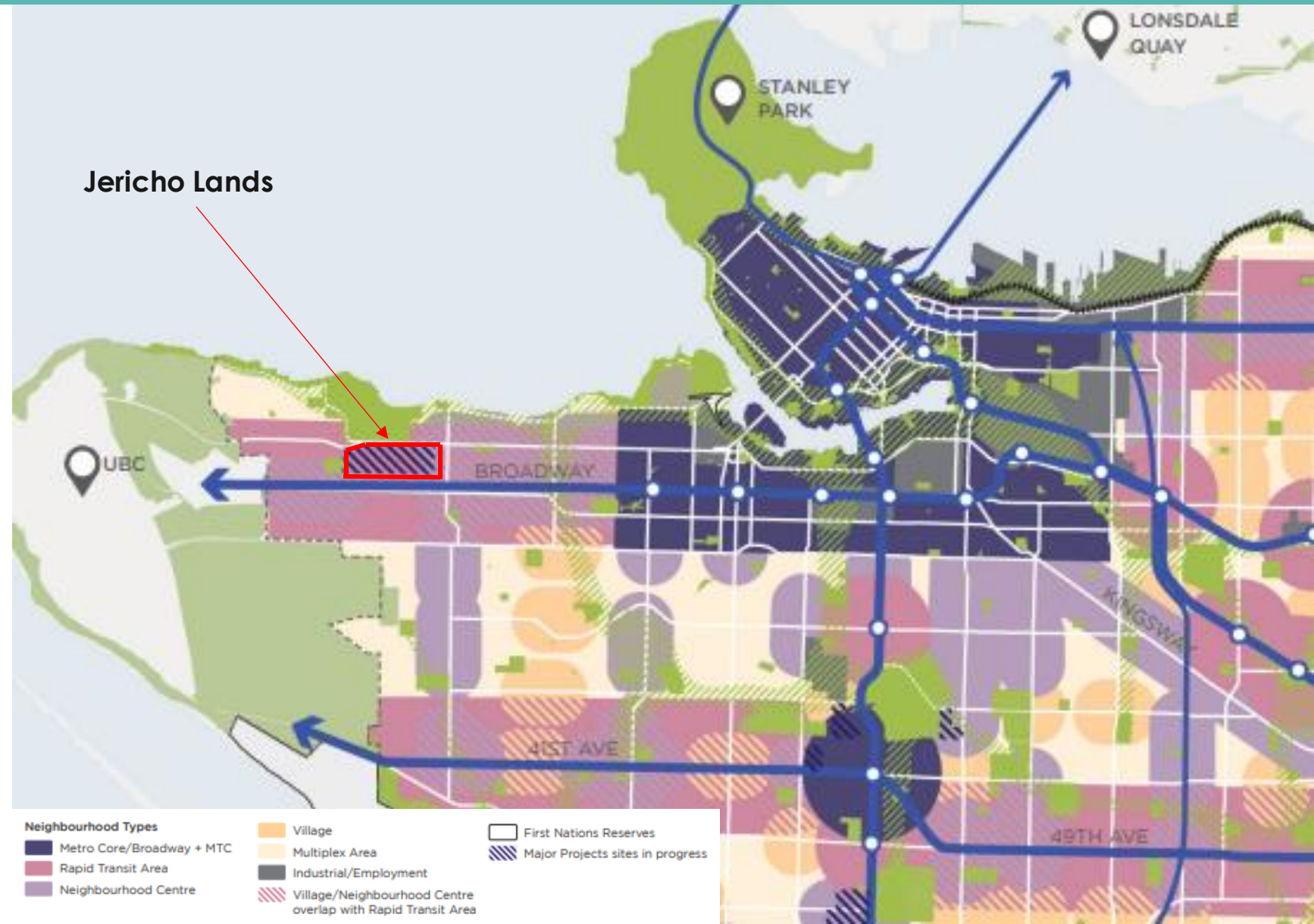
Report of  
the UNDRIP Task Force  
to the City of Vancouver Mayor  
& Council

October 25, 2022



## Vancouver Plan

- Located within a future “Rapid Transit Area”
- Identified as a “Major Projects Site”
- Surrounding area will undergo comprehensive planning following confirmation of UBC SkyTrain extension



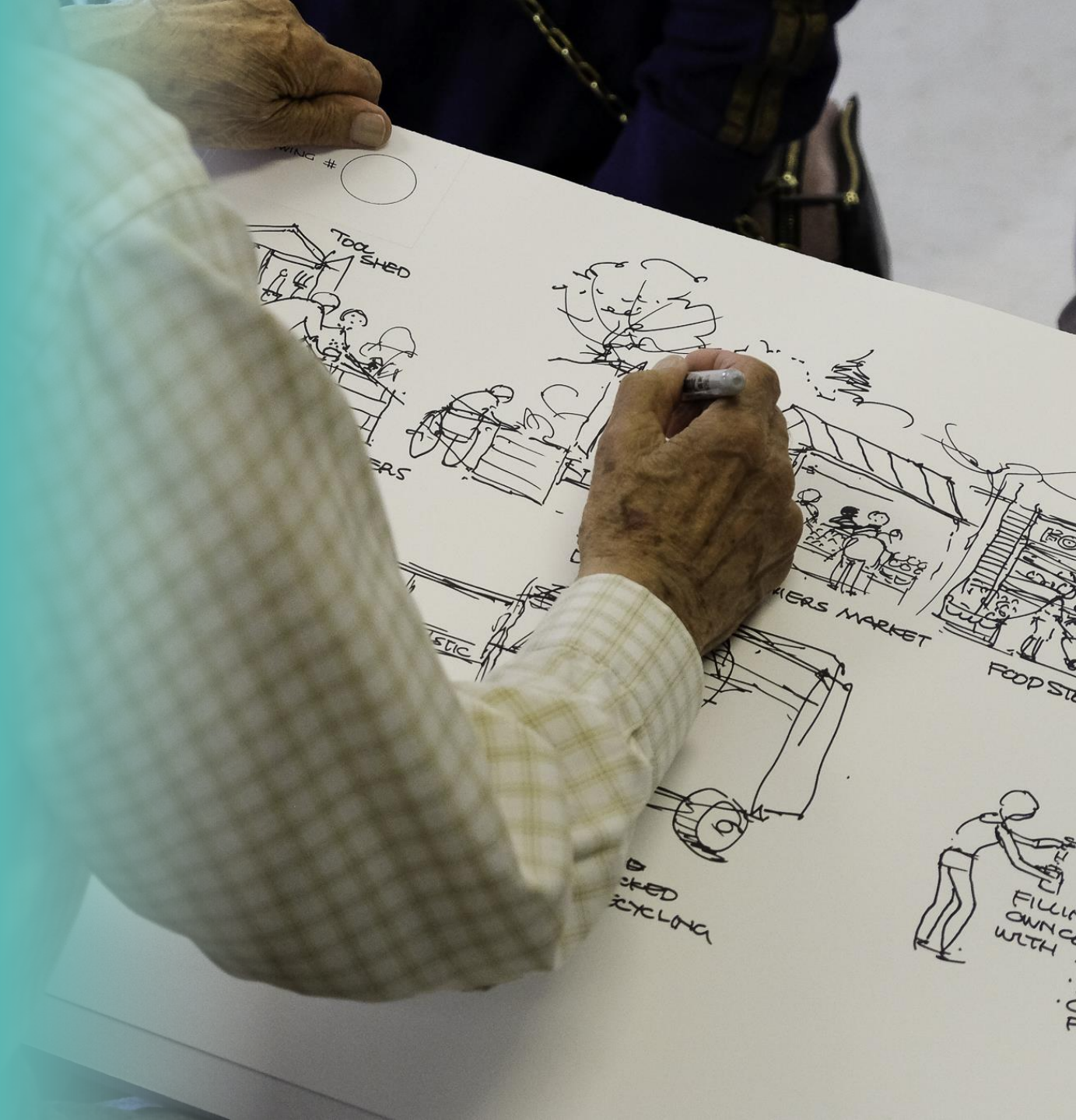
## UBC SkyTrain Extension (UBCx)

- UBCx is identified as one of TransLink's Regional Transportation Strategy 10-year priorities
- March 2022 - Council endorsed UBCx alignment, including a station within the Jericho Lands
- Province leading technical work and development of business case

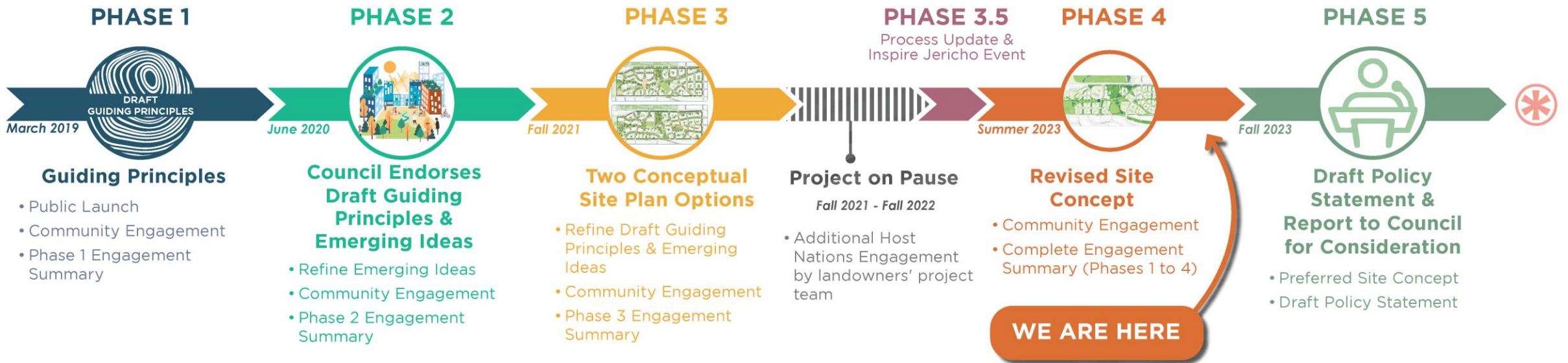


# 3.

## Planning Process



# Planning Process

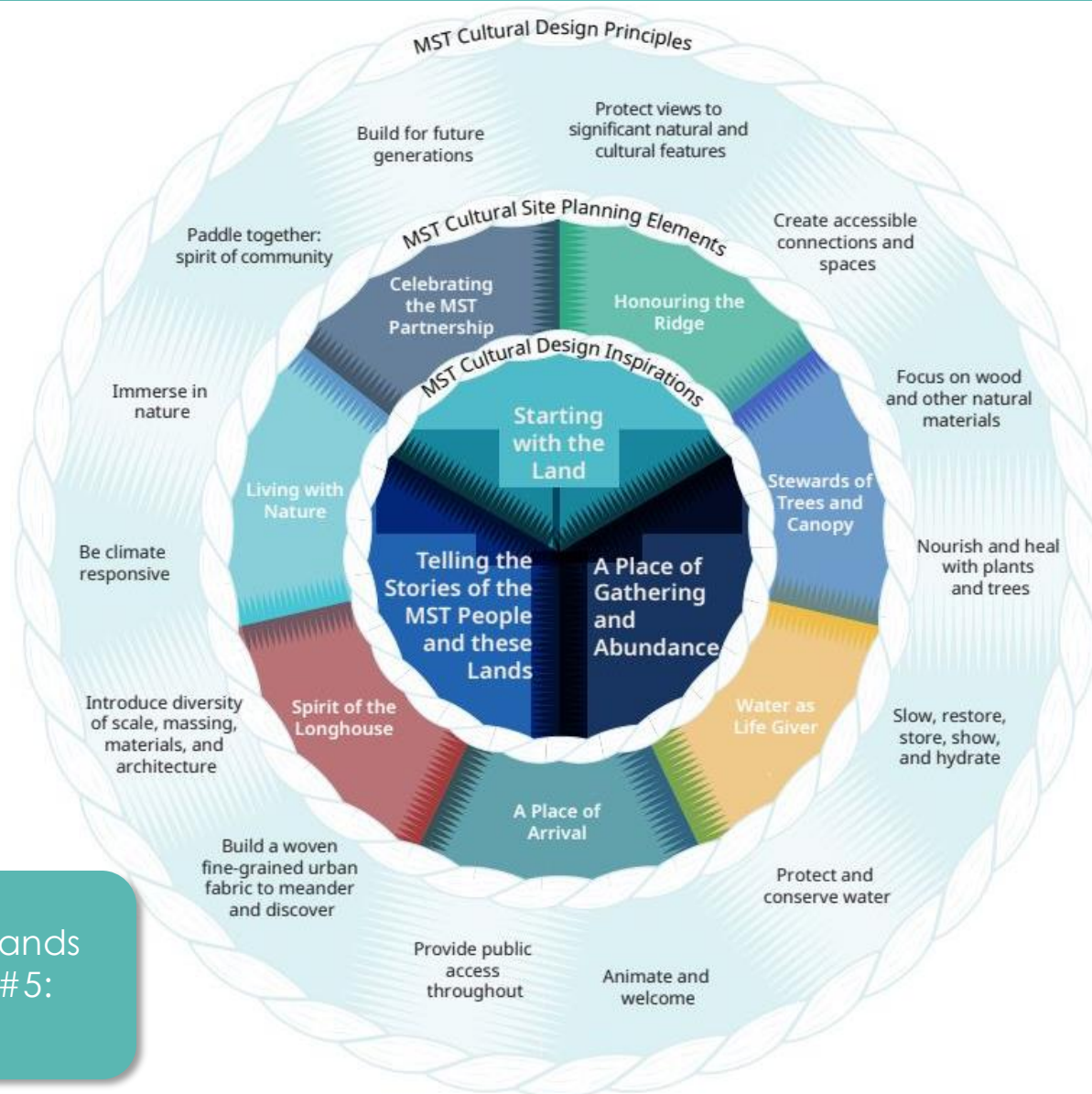


# Phase 3 Site Concepts



<b>Density</b>	2.5 FSR (gross)
<b>Building Heights</b>	2 to 38 storeys
<b>Residential</b>	9M sq.ft ~9,000 units
<b>Non-residential</b> (retail, office, public amenities)	1M sq.ft

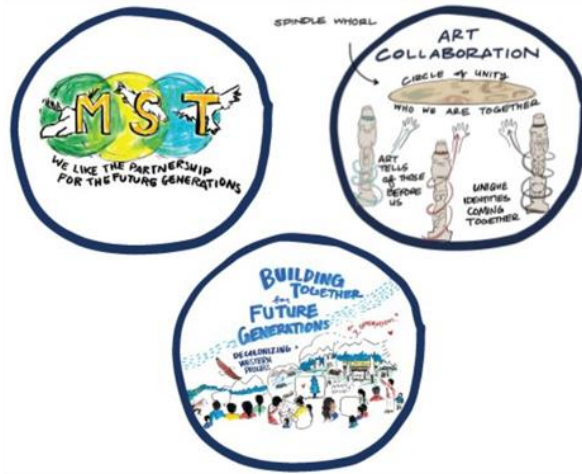
# MST Cultural Whorl



Visit [shapeyourcity.ca/jericho-lands](https://shapeyourcity.ca/jericho-lands)  
To watch Inspire Jericho Talk #5:  
**Celebrating MST Culture**

# MST Cultural Site Planning Elements

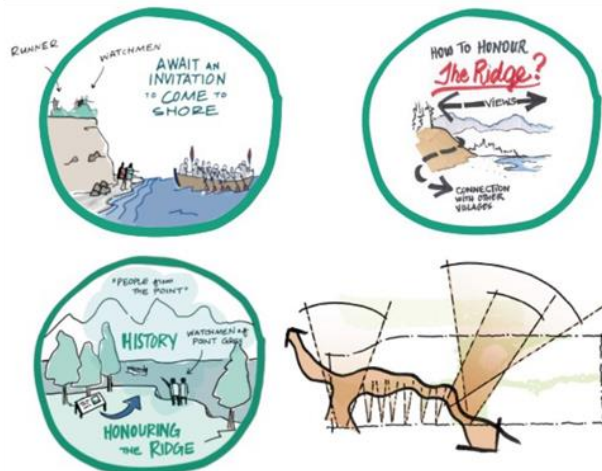
## Celebrating the MST Partnership



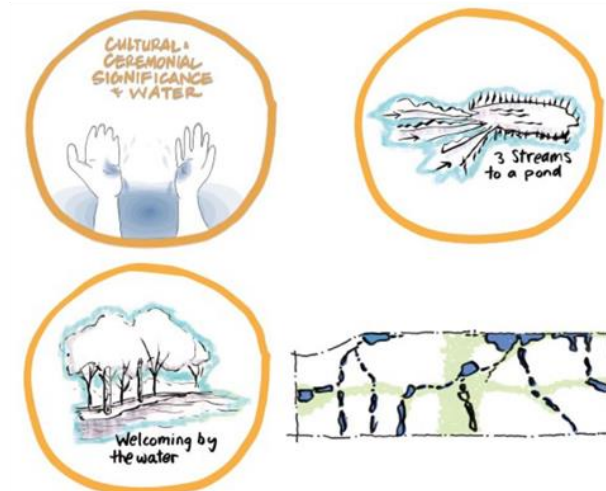
## Stewards of Trees and Canopy



## Honouring the Ridge



## Water as Life Giver



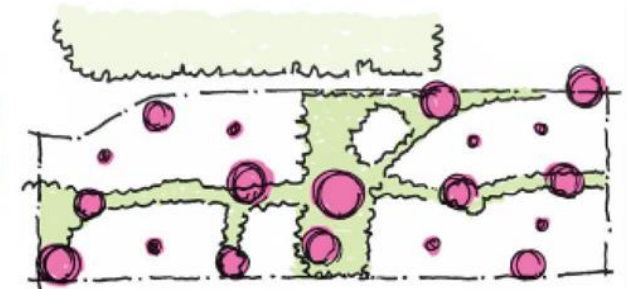


# MST Cultural Site Planning Elements

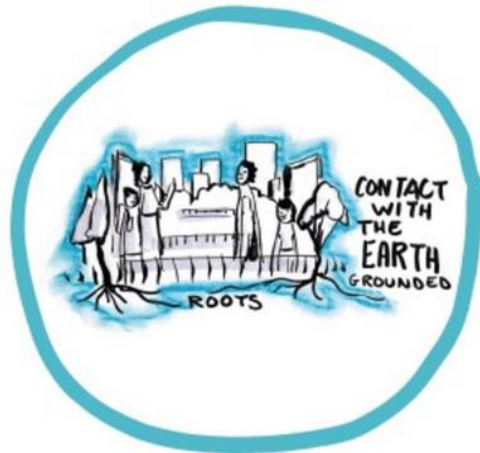
## A Place of Arrival



## Spirit of the Longhouse



## Living With Nature



# 4.

## Current Proposal



# Current Site Concept Plan



- Long-term leasehold tenure
- ~13,000 total housing units
- Up to 24,000 new residents at full build-out

**Current Site Concept Plan: June 2023**

# Current Site Concept Plan – Parks & Open Space



## Legend

-  **Parks: Approximately 20 acres**
-  **Open space**
-  **Public space**
-  **Rainwater management**
-  **Potential future transit station**
-  **Retained existing trees**
-  **Proposed trees**
-  **Site boundary**

Notes: Final areas are subject to change. Water shown on the site plan would be seasonal.

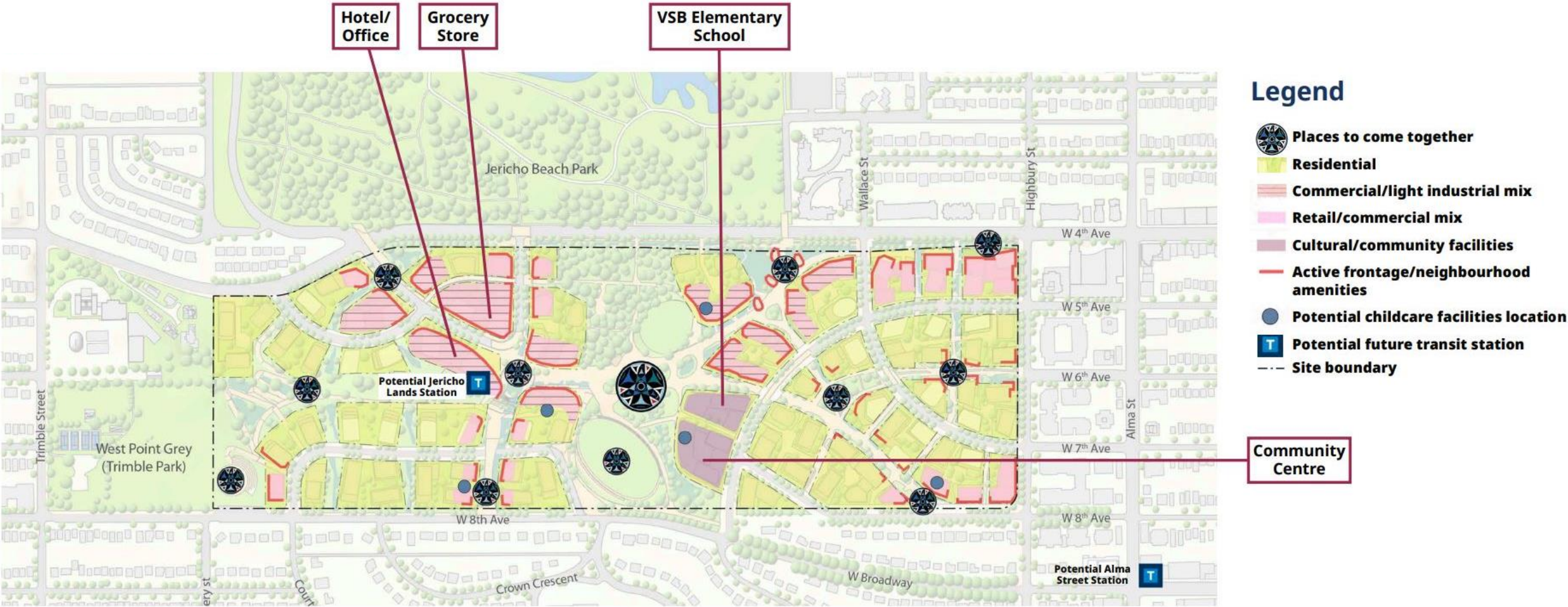
# Current Site Concept Plan – Mobility Network



## Legend

- Local existing street bikeway
- Future planned bike/greenway
- Painted existing bike lane
- Potential future transit station
- Primary pedestrian route
- Primary cycling route
- Secondary pedestrian/cycling route
- Local street network
- Local access/emergency route
- Pedestrian/bike crossing
- Vertical connection (elevator/escalator)
- Traffic signal (includes pedestrian and bike crossing)
- Priority crossing (raised tabletop)
- Mobi+Micro Mobility Station
- Bike Parking Access
- Site boundary

# Current Site Concept Plan – Land Use



# Current Site Concept Plan

Total floor area: 13.6 million square feet  
Gross floor space ratio (FSR): 3.5



## Legend

- Existing Context
- Low-Mid Rise
- High Rise
- Site boundary

Numbers on buildings indicate proposed building height in storeys

# Illustrative Render





# Proposed Public Amenities

## Affordable housing:

- A minimum of **30%** of total residential floor area set aside for **affordable housing**. This includes two components:
  - Minimum of **20%** of total residential floor area (2,600 homes) as **social housing**; and
  - Minimum of **10%** of total residential floor area (1,300 homes) as **moderate income rental housing**

## Community spaces and facilities

- Approximately **20 acres** of new park space (+~**10 acres** of other public open space)
- **+50,000 sq. ft.** Community Centre
- **5** childcare facilities to accommodate 360 daycare spaces
- **VSB Elementary School**
- Transportation improvements
- A **future station** on the proposed SkyTrain extension to UBC
- **MST cultural spaces and facilities**



5.

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Next Steps

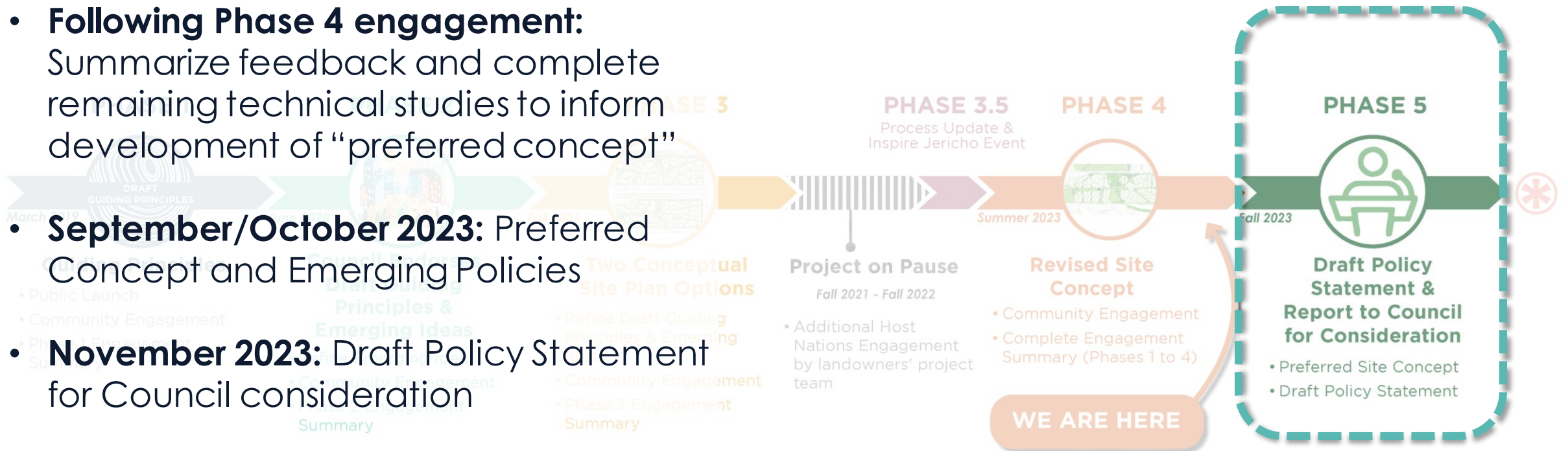


# Next Steps – Phase 5

- **Following Phase 4 engagement:** Summarize feedback and complete remaining technical studies to inform development of “preferred concept”

- **September/October 2023:** Preferred Concept and Emerging Policies

- **November 2023:** Draft Policy Statement for Council consideration



# How you can help

## Help amplify engagement opportunities to your networks

### Newsletters/social media

### Survey

- Open until Sunday, July 16
- Visit - <https://shapeyourcity.ca/jericho-lands>





**Thank you!**

