

BY-LAW NO. 14319

**A By-law to adopt the
ᑲᓃᙱᐤᐃᔨᔭᗪ/l'Yálmexw/Jericho Lands Development Plan
as an Official Development Plan**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. Council adopts, as an official development plan, the instrument entitled “ᑲᓐᖃᖅᓴᖅ/Lyálmexw/Jericho Lands Official Development Plan” attached to this By-law as Schedule A.
2. Schedule A forms part of this By-law.
3. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 6th day of May, 2025

Signed _____ "Ken Sim"
Mayor

Signed “Katrina Leckovic”
City Clerk

SCHEDULE A

CITY OF VANCOUVER

**ᑲᓃᓐᓴᓴᓄᓐ/ᓴᓐᓴᓴᓄᓐ/JERICO LANDS
OFFICIAL DEVELOPMENT PLAN**

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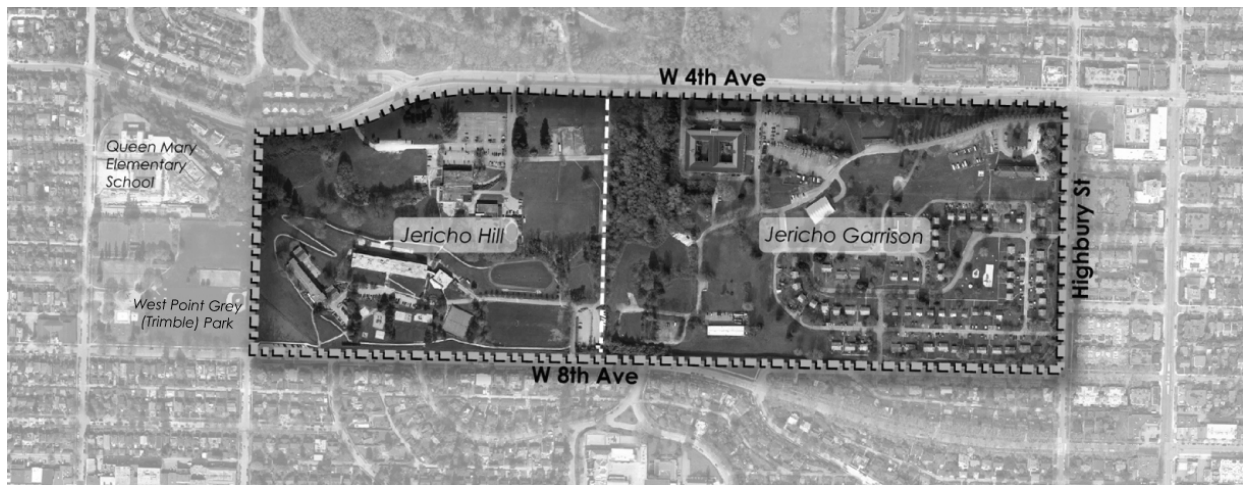
**?əy'alməxw/ly'alməxw/JERICO LANDS
OFFICIAL DEVELOPMENT PLAN**

PREAMBLE

?əyálməx^w/lyálmexw/Jericho Lands Description and Context

ʔəyalməxw/lyálmexw/Jericho Lands lie within the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam Indian Band), Skwxwú7mesh Úxwumixw (Squamish Nation), and səliłwətał (Tsleil-Waututh Nation) (“the local Nations”). The site is part of the lands and waters on which the local Nations live, hunt, gather and follow their cultural customs for millennia. ʔəyalməxw/lyálmexw is the name of an important village that was once located close to the Salish Sea and what we now know as Jericho and Locarno beaches.

Today, Ȝəyálməxw/Ilyálməxw/Jericho Lands refers to an approximately 36-hectare site, which 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 (Trimble Park) and Queen Mary Elementary School to the west. The eastern portion of the site, known as Jericho Garrison, is 21 hectares. The Western portion, known as Jericho Hill, is 15 hectares.



ʔəyálməx^w/l'yálməxw/Jericho Lands site.

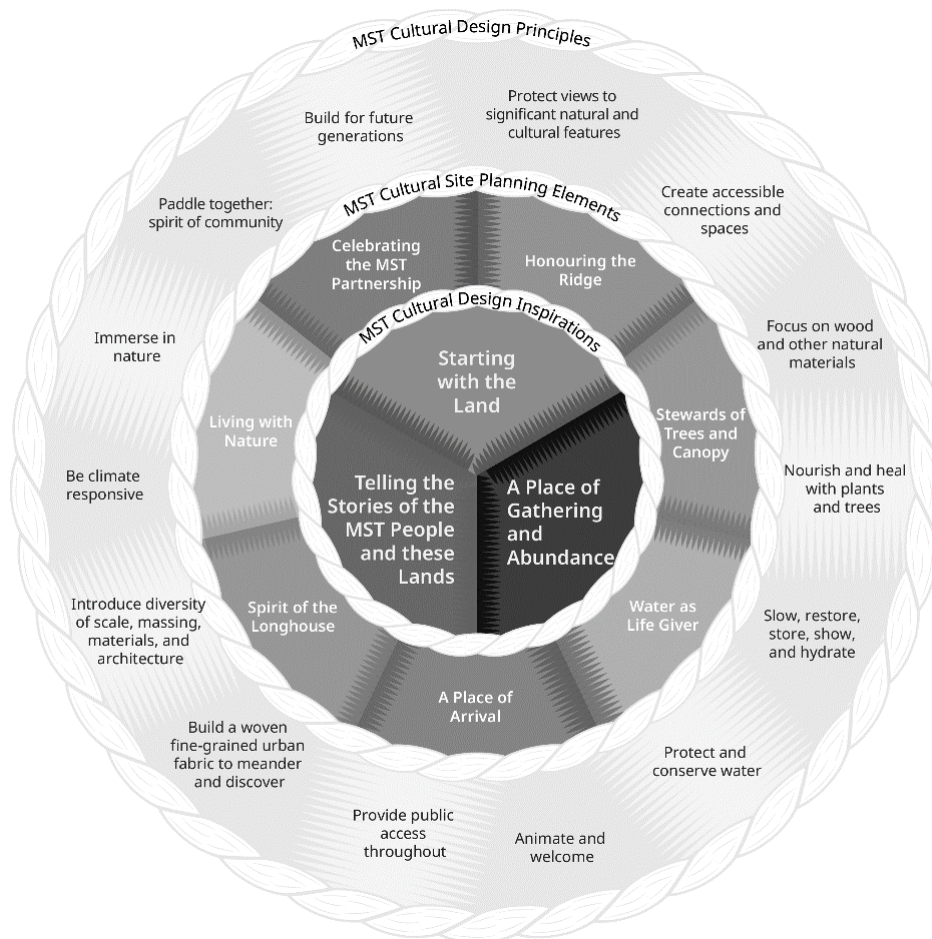
Policy Statement

In July 2018, Council approved a planning program to create a Policy Statement for the site to guide future rezoning applications and development of ʔəʔalməxw/lyʔalməxw/Jericho Lands. After

Ṗəyalməxw/Iyalməxw/Jericho Lands Policy Statement

The Policy Statement establishes principles, objectives and policies relating to a range of topics: land use and density; site ecology, trees, parks and open space; connections, movement and transportation; built form and site design; sustainability, One Water and infrastructure; community amenities; and a preliminary phasing strategy.

The City recognizes Ṛəyálməxw/lyálməxw/Jericho Lands as an important place of Reconciliation. The Musqueam, Squamish, and Tsleil-Waututh Cultural Whorl (see image below), including the 7 cultural site planning elements, is foundational to the site plan in the Policy Statement. The Musqueam, Squamish, and Tsleil-Waututh Cultural Whorl was created from the knowledge, stories, and input shared by local Nations' community members. It weaves a pattern of interconnected cultural design inspirations, cultural site planning elements, and cultural design principles that will blanket Ṛəyálməxw/lyálməxw/Jericho Lands with the local Nations' culture.



Musqueam, Squamish, and Tsleil-Waututh Cultural Whorl.

Official Development Plan Purpose and Relationship to Policy Statement

The Policy Statement is the primary, comprehensive policy framework, including for the weaving of x^wməθk^wəyəm, Skwxwú7mesh, and səlilwətał culture, to guide the preparation and review of rezoning and development permit applications for ʔəyalməx^w/lʔyálmexw/Jericho Lands. The Official Development Plan complements the Policy Statement and provides more specific requirements for select land use, public benefits, and phasing provisions in a by-law.

SECTION 1 INTERPRETATION

Definitions

1.1 In this instrument:

“affordable housing” means social housing, secured market rental housing, and below- market rental housing;

“attainable homeownership” means discounted leasehold homeownership dwelling units as defined by the Provincial “Attainable Housing Initiative” or successor programs or initiatives as defined by the Province;

“below-market rental housing” means dwelling units where the maximum starting rents and rents at unit turnover are below the average rents for all private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the Rental Market Report in the previous calendar year with the depth of discount determined at the time of rezoning in accordance with City of Vancouver policy, and the starting rent and turnover rent requirements are secured through a housing agreement;

“commercial uses” means the uses set out in section 2.5.2;

“community facility uses” means the uses set out in section 2.5.5;

“cultural facilities” means the use of premises to provide dedicated arts and cultural spaces, inclusive of xʷməθkʷəy̓əm, Skwxwú7mesh, and səliłwətał self-determined spaces, such as spaces for cultural production, ceremonies and presentation;

“flex uses” mean the uses set out in section 2.5.3;

“Jericho Lands” means the site within the Jericho Lands Official Development Plan Boundary on Figure 1;

“light industrial uses” means manufacturing, service, and wholesale uses that are compatible with dwelling uses and that each rezoning by-law expressly allows;

“Official Development Plan” means this instrument, being the official development plan for Jericho Lands; and

“social facilities” means the use of premises to provide dedicated social spaces, inclusive of the xʷməθkʷəy̓əm, Skwxwú7mesh, and səliłwətał self-determined spaces, such as spaces for ceremonies, healing, employment training, youth, Elders, and families.

Imported Definitions

1.2 Except for the definitions set out in section 1.1, the definitions in section 2 of the Zoning and Development By-law apply to this Official Development Plan.

Table of Contents and Headings

- 1.3 The table of contents and headings in this Official Development Plan are for convenient reference only and are not for use in interpreting or enforcing this Official Development Plan.

Official Development Plan Provisions

- 1.4 The provisions of this Official Development Plan apply to the whole of ʔəyalməx^w/lŷálmexw/Jericho Lands, and to development of the whole of ʔəyalməx^w/lŷálmexw/Jericho Lands, unless the Official Development Plan states expressly that a provision applies to a particular area.

Figures

- 1.5 The figures in this Official Development Plan are by way of illustration only.

Severability

- 1.6 A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law and is not to affect the balance of this by-law.

SECTION 2 LAND USE

Land Use Objectives

- 2.1 The major land use objectives of this Official Development Plan are to:
- (a) create a high-density mixed-use community on rapid transit with a variety of housing and employment spaces, combined with services and amenities to meet daily needs within an easy walk or roll;
 - (b) provide a range of affordable housing options throughout the site, including social housing and secured market rental housing and below-market rental housing;
 - (c) integrate a diverse range of commercial and light industrial uses throughout the site; and
 - (d) provide new community amenities to support growth and liveability.

Strategy

- 2.2 Figure 3 illustrates the overall land use strategy for ʔəyálməx^w/l'yálməxw/Jericho Lands.

Density

- 2.3 The floor area for all uses developed after the date of enactment of this by-law must not exceed 1,263,481 m².

Land Use Conditions

- 2.4 All uses of land in ʔəyálməx^w/l'yálməxw/Jericho Lands are subject to this Official Development Plan; to approval by the Director of Planning of the form of development; to all conditions, applicable guidelines and policies adopted by Council; to individual rezonings; and to the conditions set out in any zoning by-law or development permit.

Specific Land Uses

- 2.5 The only uses permitted in ʔəyálməx^w/l'yálməxw/Jericho Lands are as follows:

Dwelling Uses

- 2.5.1 Dwelling uses are permissible in all sub-areas in the locations generally as indicated on Figure 3, are to include a diverse housing mix serving a range of household types and incomes and:
- (a) the total floor area for dwelling uses in all sub-areas is not to exceed 1,175,000 m²;
 - (b) a minimum of 30% of the total residential floor area must be used for affordable housing, as follows:
 - (i) a minimum of 20% of the total residential floor area must be used for social housing,
 - (ii) a minimum of 10% of the total residential floor area must be used for secured market rental housing and below-market rental housing, of which a minimum of 25% must be used for below-market rental housing,

- (iii) affordable housing should be included in each sub-area and delivered as part of each rezoning;
- (iv) given the need for senior government and partner funding to achieve the affordable housing targets on the site as defined in 2.5.1(b), for each rezoning, secured market rental housing and/or below-market rental housing may be considered by the City as an alternative to delivering social housing if sufficient senior government and partner funding is not available;
- (v) for each rezoning, attainable homeownership may be considered by the City as an alternative to any 1 or more of the following: social housing, secured market rental housing, and below-market rental housing; and
- (vi) conditions securing attainable homeownership units will be determined at the time of rezoning;
- (c) target 50% of the social housing units (with a minimum of 35%) to be 2 or more bedroom dwelling units, suitable for families with children; and
- (d) a minimum of 35% of all strata leasehold, secured market rental and below-market rental housing must be 2 or more bedroom dwelling units, of which a minimum of 10% must be 3-bedroom dwelling units, suitable for families with children, except that through rezonings, the 10% 3-bedroom dwelling unit requirement for secured market and below-market rental housing may be adjusted if it is demonstrated that it jeopardizes the financial viability of a rental housing development.

Commercial Uses

2.5.2 Retail uses, service uses and office uses are permissible in all sub-areas in the locations generally as indicated on Figure 3, and:

- (a) a minimum floor area of 46,451 m² must be provided for retail uses, service uses and office uses combined, of which a minimum floor area of 23,225 m² must be provided for retail uses and service uses combined, except for hotel use;
- (b) one anchor grocery store with a minimum floor area of 4,645 m² must be provided in Area 2: Cedar Heart Plaza, Energy Oval, and Cedar Walk on Figure 7 near Jericho Station;
- (c) both retail uses and service uses are required in all sub-areas; and
- (d) commercial-retail units are to include a mix of types and sizes.

Flex Uses

2.5.3 The intent of allowing flex uses is to create a vibrant, interesting and diverse mix of uses along key streets, walking routes and greenways. They are permissible in all sub-areas in the locations generally as indicated on Figure 3 and:

- (a) flex uses are any or all of the following:
 - (i) cultural and recreational uses, except for the uses identified in sections [2.5.5](#) and [2.5.6](#) below,
 - (ii) institutional uses, except for the uses identified in sections [2.5.4](#) and [2.5.5](#) below,
 - (iii) light industrial uses,
 - (iv) digital entertainment and information communication technology, and
 - (v) social facilities and cultural facilities;
- (b) a minimum floor area of 23,226 m² must be provided for flex uses, and of that amount, a minimum floor area of 2,787 m² must be provided for social facilities and cultural facilities combined;
- (c) social facilities and cultural facilities, secured to the City's satisfaction for public use and benefit, are to be exempt from the computation of floor area to the extent set out in each rezoning by-law; and

- (d) a review of the size and location of proposed flex uses is to occur at the time of each rezoning to minimize adverse impacts on dwelling and other uses.

School Uses

2.5.4 In Area 4:

- (a) an airspace parcel for a Vancouver School Board K-7 elementary school with a minimum floor area of 5,000 m², generally located as indicated on Figure 3 must be provided;
- (b) the indoor and outdoor space requirements and the approach to school delivery are to be confirmed with the Vancouver School Board at the time of the applicable rezoning; and
- (c) the Vancouver School Board K-7 elementary school, secured to the City's satisfaction for public use and benefit, is to be exempt from the computation of floor area to the extent set out in the applicable rezoning by-law.

Community Facility Uses

2.5.5 Community facilities are to support growth and liveability and complement the other land uses, and:

- (a) must include:
 - (i) an airspace parcel for a community centre with a minimum floor area of 4,645 m², of which a minimum floor area of 1,858 m² must be provided on the ground floor, and
 - (ii) child day care facilities with a minimum total of 259 spaces;
- (b) should include an airspace parcel for a library (House of Learning) with a minimum floor area of approximately 929 m²;
- (c) Figure 3 indicates the general locations for community facilities;
- (d) specific locations for such community facilities must be identified at the time of the applicable rezonings;
- (e) a minimum of 1 child day care facility is required to be delivered in each sub-area; and
- (f) community facilities, secured to the City's satisfaction for public use and benefit, are to be exempt from the computation of floor area to the extent set out in each rezoning by-law.

Parks and Public Open Spaces

2.5.6 Development is to include a minimum of 12.14 hectares of parks and public open spaces in the sub-areas, generally located as indicated on Figure 4, to serve residents, workers and visitors, and to enhance the site's ecological network and natural systems, and:

- (a) each applicable rezoning is to include the establishment of the boundaries of parks and public open spaces;
- (b) portions of greenways and pathways included in the calculation of park and public open space are to be determined with each rezoning; and
- (c) calculation of park and public open space is to exclude areas within publicly accessible courtyards and semi-public pathways.

Public Utility Uses

2.5.7 To be determined at the time of each rezoning, public utility uses are permissible in all sub-areas, and are to be exempt from the computation of floor area to the extent set out in each rezoning by-law.

Interim Land Uses

- 2.5.8 As development is to occur over many years, interim land uses that are compatible with existing uses and adjacent development are subject to development permits limited to 5 years and may be permissible in the sub-areas. The Development Permit Board or Director of Planning may renew development permits for interim uses for subsequent terms of less than or equal to 5 years, and:
- (a) space should be provided for an interim fire hall on the site while Fire Hall No. 19 is being renewed and expanded; and
 - (b) portions of the site may be used on an interim basis to facilitate the proposed Millennium Line UBC Extension (UBCx) SkyTrain construction, such as staging and laydown areas and station development.

SECTION 3 DEVELOPMENT PHASING

Phasing Strategy Objectives

- 3.1 The principal objectives underpinning the phasing strategy are to:
- (a) coordinate with the proposed UBCx SkyTrain construction timing, alignment, station box, and laydown yard requirements;
 - (b) integrate the proposed UBCx Jericho Station with adjacent development (building designs to be completed with the station design at the time of the applicable rezoning);
 - (c) provide amenities, retail, service and commercial uses with each phase to support a walkable, complete community as it grows;
 - (d) integrate housing for a range of household types, tenures and levels of affordability and attainability across the site;
 - (e) work with the land and water, such as the Ridge and above and below grade water channels;
 - (f) ensure efficient vehicular access, primarily through the loop roads;
 - (g) ensure the site is serviced and meets the City's requirements, targets, and/or criteria at each phase of development; and
 - (h) manage the displacement of existing residents through phasing.

Development Phasing

- 3.2 The anticipated sequence of each rezoning phase of development is to generally follow: Watchmens' Hill Phase; Cedar Heart Plaza, Energy Oval, and Cedar Walk Phase; Canoe Landing Phase; and Canopy Oval Phase, for the sub-areas as shown on Figure 7. The anticipated sequence is to be subject to review from time to time, always in light of the objectives set out in section 3.1, but taking into account factors such as the considerable length of the development process and market conditions prevailing at the time of the review, and, as a result of any such review, the sequence of phasing may change.

If the implementation of Millennium Line UBC Extension (UBCx) (including the delivery of the proposed Jericho Station) is later than the completion of development in Phase 1 or a decision is made not to build Millennium Line UBC Extension (UBCx), and/or if the alignment and Jericho Station location change significantly from the current assumption, the Jericho Lands site plan shown on Figure 2, the Jericho Lands Policy Statement, this Official Development Plan By-law, and the approach to phasing and timing of delivery of the subsequent phases will be reviewed. Adjustments will be made if necessary to ensure that future phases of development do not exceed the capacity of the site and surrounding movement network to address mobility needs in line with the City's sustainable mobility policies.

Sub-Areas

- 3.3 Each sub-area is to include the following uses and restrictions on use:

Area 1: Watchmens' Hill

3.3.1 Watchmens' Hill is to include:

- (a) residential floor area consisting of approximately 370,000 m²;
- (b) non-residential floor area (commercial uses, flex uses and community facility uses) consisting of approximately 37,000 m², including a child day care facility; and
- (c) park and public open space, consisting of approximately 2.77 hectares.

Area 2: Cedar Heart Plaza, Energy Oval, and Cedar Walk

3.3.2 Cedar Heart Plaza, Energy Oval, and Cedar Walk is to include:

- (a) residential floor area consisting of approximately 395,000 m²;
- (b) non-residential floor area (commercial uses including the grocery store as described in section 2.5.2(b), flex uses and community facility uses) consisting of approximately 15,000 m², including 2 child day care facilities; and
- (c) park and public open space, consisting of approximately 3.89 hectares.

Area 3: Canoe Landing

3.3.3 Canoe Landing is to include:

- (a) residential floor area consisting of approximately 230,000 m²;
- (b) non-residential floor area (commercial uses, flex uses and community facility uses) consisting of approximately 14,000 m², including child day care facility; and
- (c) park and public open space, consisting of approximately 1.46 hectares.

Area 4: Canopy Oval

3.3.4 Canopy Oval is to include:

- (a) residential floor area consisting of approximately 180,000 m²;
- (b) non-residential floor area (commercial uses, flex uses, school uses and community facility uses) consisting of approximately 23,000 m², including a child day care facility, the elementary school referred to in section 2.5.4, the community centre referred to in section 2.5.5(a)(i), and the library (House of Learning) referred to in section 2.5.5(a)(ii); and
- (c) park and public open space, consisting of approximately 4.02 hectares.

Figure 1: Jericho Lands Official Development Plan boundaries

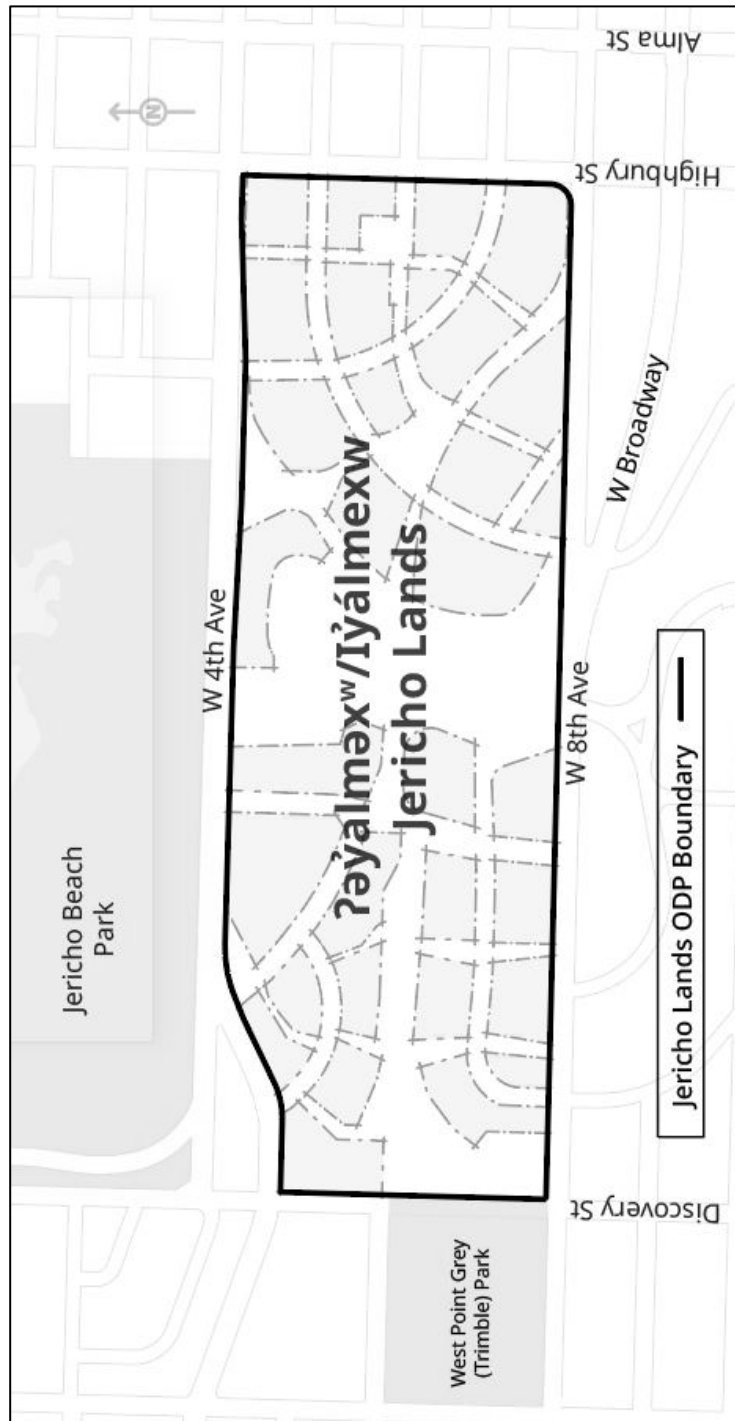


Figure 2: Illustrative site plan



Figure 3: Land Use



Figure 4: Parks and Public Open Spaces

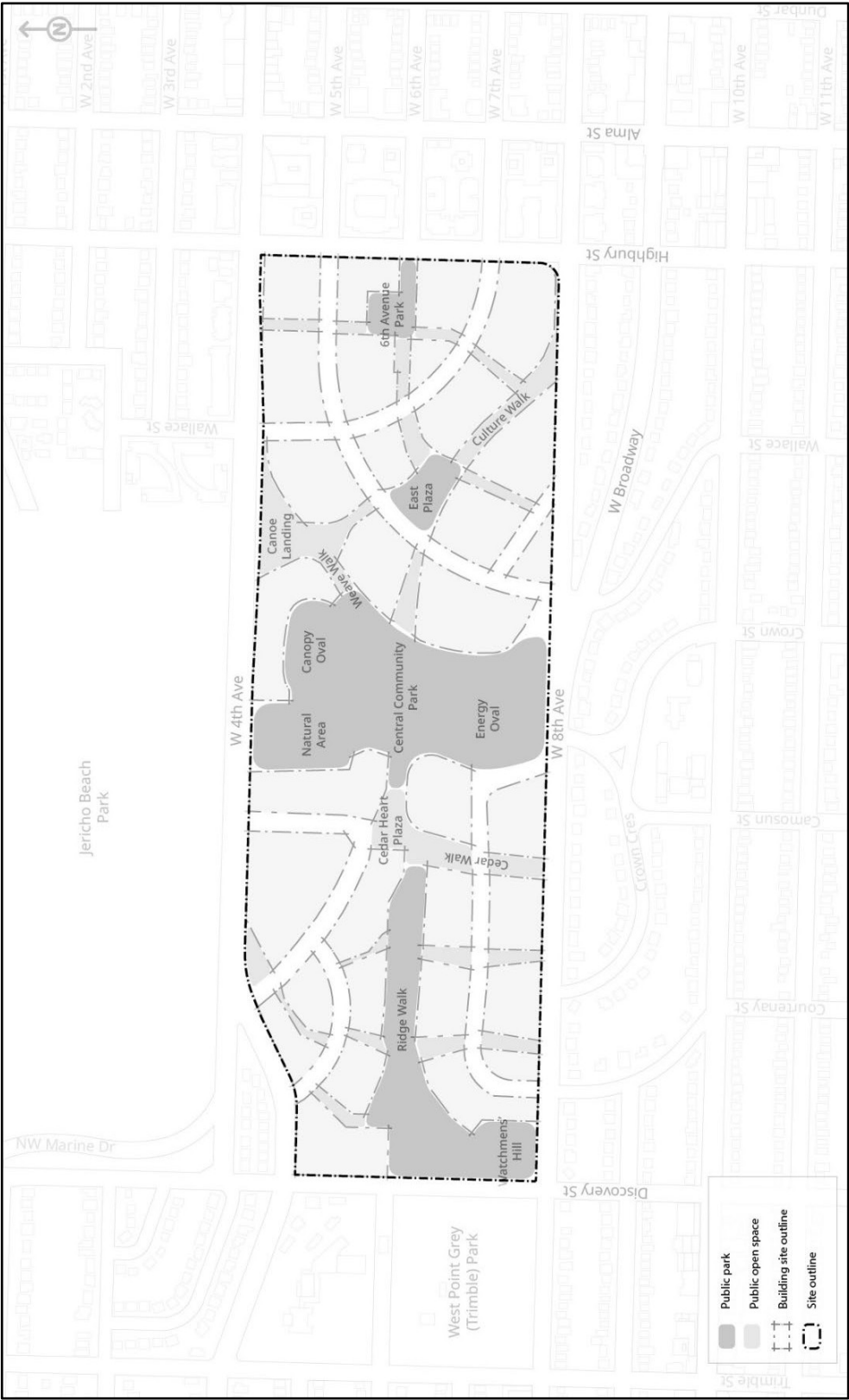


Figure 5: Mobility network

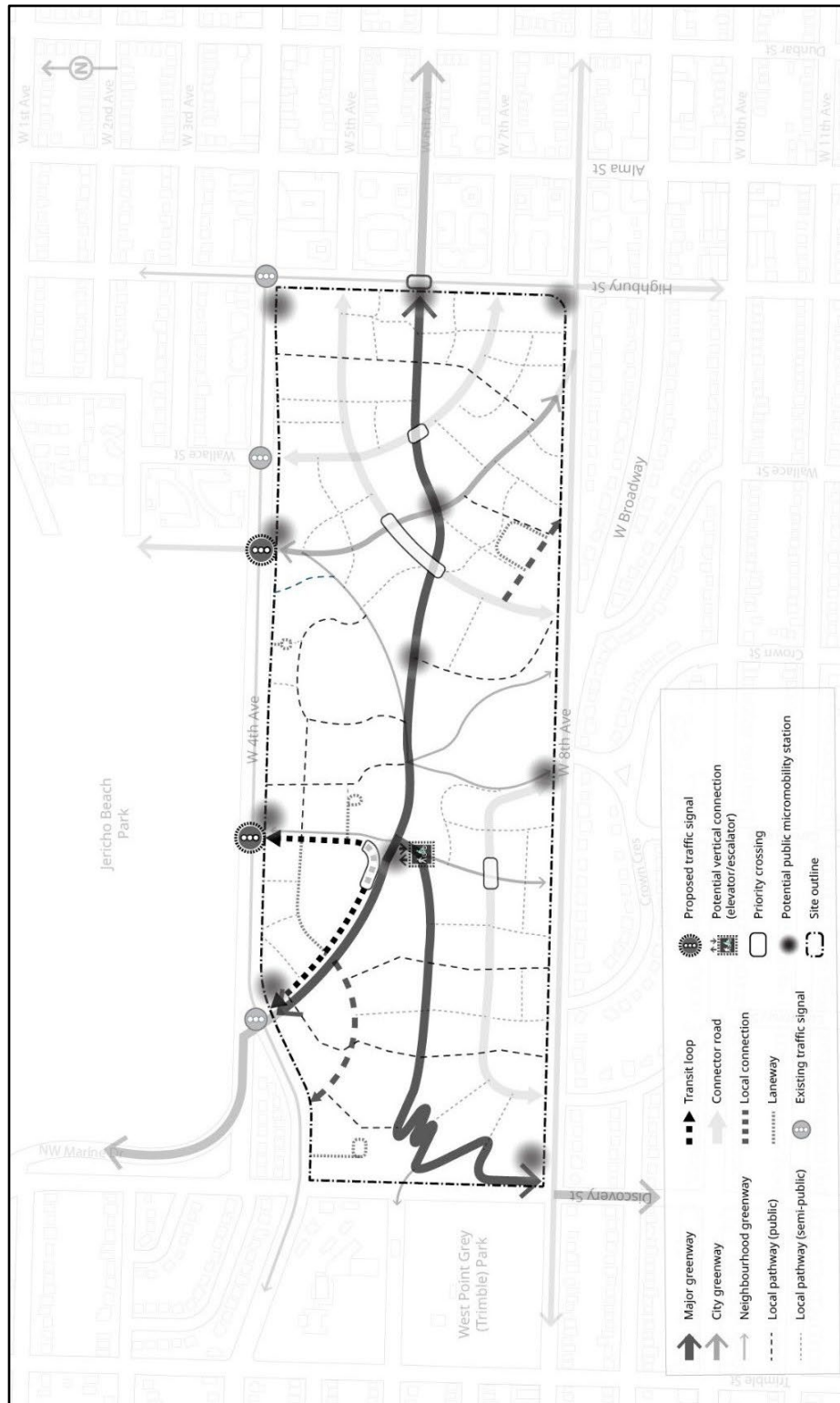


Figure 6: Transit

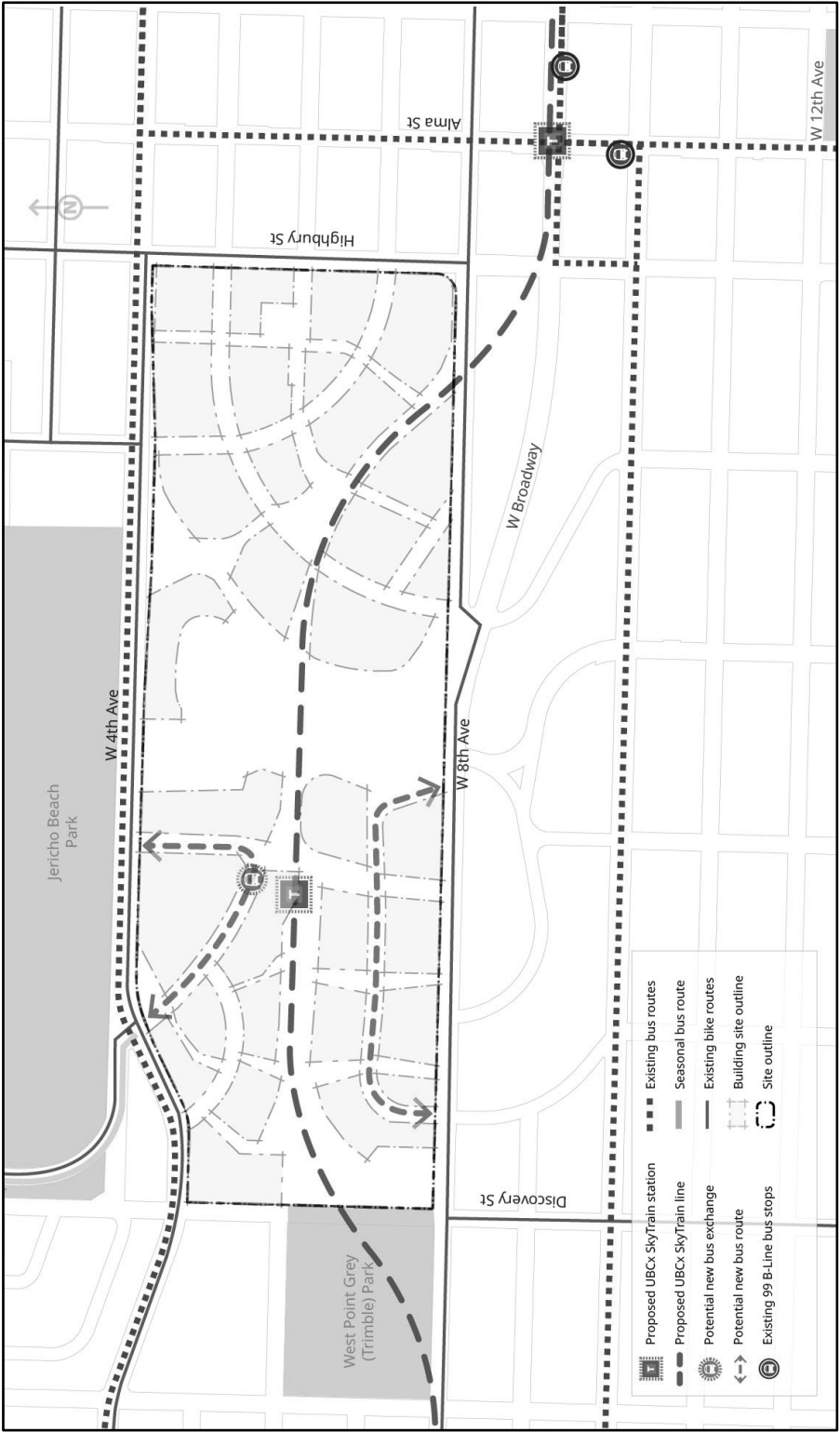


Figure 7: Sub-areas and development phasing

