

**City of Vancouver
News Release
April 22, 2025**

**ᑲᓇᓴᑦᓴᑦᓴᓴᓴ/ᓴᓴᓴᓴᓴᓴ/Jericho Lands takes next steps with
Official Development Plan**

Following a public hearing, Vancouver City Council has approved the [ᑲᓇᓴᑦᓴᑦᓴᓴᓴ/ᓴᓴᓴᓴᓴᓴ/Jericho Lands](#) Official Development Plan (ODP). Together, the ODP and Policy Statement approved by City Council in January 2024, will ensure development at ᑲᓇᓴᑦᓴᑦᓴᓴᓴ/ᓴᓴᓴᓴᓴᓴ/Jericho Lands creates a complete, sustainable community with a range of housing options, shops, services, public amenities and cultural facilities with access to new rapid transit.

A City of Reconciliation

The [ᑲᓇᓴᑦᓴᑦᓴᓴᓴ/ᓴᓴᓴᓴᓴᓴ/Jericho Lands ODP](#) reflects the City's commitment to advancing Reconciliation and the goals of its [UNDRIP Strategy](#) to support economic self-determination for ᓴᓴᓴᓴᓴᓴᓴᓴᓴᓴ (Musqueam Indian Band), ᓴᓴᓴᓴᓴᓴᓴᓴᓴᓴ (Squamish Nation), and ᓴᓴᓴᓴᓴᓴᓴᓴᓴᓴ (Tsleil-Waututh Nation), and sustainable, inclusive growth.

While the City's planning process does not require an ODP for ᑲᓇᓴᑦᓴᑦᓴᓴᓴ/ᓴᓴᓴᓴᓴᓴ/Jericho Lands, the City undertook the work at the request of the land-owners, a joint venture partnership between the Musqueam, Squamish and Tsleil-Waututh (the MST Partnership) and Canada Lands Company ([CLC](#)) to support the next steps in their planning and development of the site.

ᑲᓇᓴᑦᓴᑦᓴᓴᓴ/ᓴᓴᓴᓴᓴᓴ/Jericho Lands is a generational opportunity to honour and celebrate ᓴᓴᓴᓴᓴᓴᓴᓴᓴᓴ (Musqueam), ᓴᓴᓴᓴᓴᓴᓴᓴᓴᓴ (Squamish), and ᓴᓴᓴᓴᓴᓴᓴᓴᓴᓴ (Tsleil-Waututh) heritage, identity and culture. MST values, including deep connection to the land, will be embedded in the design and expression of the site.

From Policy Statement to ODP

The ODP reflects the content of the Policy Statement and translates its key requirements related to permitted floor areas, land uses, housing tenures, public amenity and infrastructure requirements, and development phasing into a by-law format.

The Policy Statement was developed through several years of public engagement, which included surveys, workshops, an Inspire Jericho Talks speaker series, pop-up booths in the community, and open houses and presentations to community and interest holders in the local neighbourhood and across the city.

Community Features

Blanketed with Musqueam, Squamish, and Tsleil-Waututh culture and design, ʔə́yalməxʷ/lýálməxw/Jericho Lands will be a high-density, mixed-use and car-light community, which embraces its natural setting and is welcoming and inclusive to all.

The 90-acre development will include:

- Approximately 13,000 new homes, including 20% social housing and 10% secured rental housing.
- A mix of commercial spaces accommodating around 3,000 jobs.
- A variety of building forms ranging in height from four to 49 storeys, with the highest density development focused on a new SkyTrain station planned as part of UBCX.
- Community amenities including a community centre, public elementary school, five childcare facilities with almost 500 spaces, Indigenous social and cultural spaces, and a non-traditional library or House of Learning.
- 30 acres of parks and open spaces, which includes sport field, playgrounds, natural and forested areas, and public plaza spaces.

Continued dialogue with community

The ODP is not a rezoning. Development in ʔə́yalməxʷ/lýálməxw/Jericho Lands will now progress through a series of phased rezoning applications. Under [Provincial Legislation](#), the City cannot hold public hearings for rezonings on projects that align with an ODP and are at least 50% residential. However, the public will continue to be notified and can comment on all rezoning applications. Each rezoning application will also continue to be considered and voted on by Council. Following a rezoning, the public will also have an opportunity to provide feedback as part of the subsequent development permit process.

To learn more about the ʔə́yalməxʷ/lýálməxw/Jericho Lands Planning Program and the next steps in the planning and development process, visit: shapeyourcity.ca/jericho-lands

Quotes

Mayor Ken Sim:

“As a City of Reconciliation we’re committed to working with the MST Partnership to deliver the visionary ʔə́yalməxʷ/lýálməxw/Jericho Lands project, rooted in the culture and leadership of the xʷməθkʷəy̓əm, Sk̓wxwú7mesh, and sə́lilwətaʔ Nations. The approval of the ʔə́yalməxʷ/lýálməxw/Jericho Lands ODP marks an exciting milestone in our shared journey to transform the ʔə́yalməxʷ/lýálməxw/Jericho Lands into a vibrant community with thousands of new homes, jobs, and cultural spaces, that is welcoming to all.”

yə́xʷyaɣʷələq-Chief Wayne Sparrow, xʷməθkʷəy̓əm

“As the stewards of these lands, Musqueam is pleased to be working with the City of Vancouver to advance reconciliation, provide benefits for our people, and to provide much needed housing

for the many future residents of ʔə́yalməxw/Jericho Lands. This day was made possible because of the work of our past leaders of our Nations, and we honour them as we celebrate this milestone.”

Sxwixwtn-Wilson Williams, Spokesperson and General Councillor, Sḵw̓xwú7mesh

“This is a historic moment for the Squamish Nation and our Musqueam and Tsleil-Waututh relatives. Together, we continue to work to contribute housing solutions for our growing region, while ensuring the long-term cultural and financial sustainability of our Nations’ communities. We are proud to share our land, traditions, languages, and worldviews with the thousands of people who will call ʔə́yalməxw/Iyálməxw/Jericho Lands home.”

Chief Jen Thomas, səliiwətał

“I’m excited for this next step in MST’s leadership of the development of ʔə́yalməxw/Iyálməxw/Jericho Lands, while also working together with the City of Vancouver and local residents to find ways to live, work, and play in harmony together. Housing is critical to so many of us, and our plans also include a school, a community centre, child-care facilities, a non-traditional library, and 30 acres of park and public outdoor space. I look forward to what this neighbourhood will become as our families embrace this opportunity to reclaim our heritage, revitalize our lands, and shape a future, together.”

Stéphan Déry, President and CEO, Canada Lands Company

"Canada Lands Company welcomes Vancouver City Council's continued support for the ʔə́yalməxw/Iyálməxw/Jericho Lands through the approval of this Official Development Plan. Together with the MST Partnership, we are one step closer to transforming these lands into a vibrant and sustainable community founded on MST culture and values. The addition of new housing, parks, community spaces, services and access to rapid transit will contribute to creating a complete community for generations to come."