

The Jericho Lands and the Future of Point Grey

A brief reference document with chronology of developments on the land from pre-history to current including citations where available

Last updated: April 22, 2015

UPCOMING MEETING: The Canada Lands Company will be meeting with the community to outline this information and give further details about their consultation process on the evening of April 29 at the Jericho Hill Gymnasium at 4196 W. 4th Avenue, hosted by the West Point Grey Resident's Association.

David Eby

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Photo Source: Vancouver Archives. Notation by Leonard Frank, photographer. Shows historic Jericho golf club.

Eyalmu Village: Squamish Nation

I have been unable to find any transcription of First Nations oral history of the Jericho area online, and would welcome any available information to complete this section with pre-1791 history.

For the earliest European account of the area, page 4-5 of the “Vancouver Historical Journal” provides an account dated 1791 that should be taken with more than a grain of salt, but which helpfully includes a reproduction of the original charts of the first European to arrive, and a painting of his ship:

http://www.forgottenbooks.com/readbook/Vancouver_Historical_Journal_1000706342#5

To read the full “Vancouver Historical Journal”, click here:

http://www.forgottenbooks.com/readbook/Vancouver_Historical_Journal_1000706342

From the text: “Without aid, his chart is difficult to understand, but it indicates that [the Spanish navigator] Narvaez...entered English Bay and saw the Indian village of Eyalmu at Jericho, approached Siwash Rock, saw the Indian village of Homulchesun at Capilano Creek, and sailing north, passed another village near Point Atkinson, probably at Cypress Creek.”



Photo Source: Vancouver Archives. Notation by Leonard Frank, photographer. Shows historic Jericho country club.

Vancouver Golf Club and transfer during wartime for military use

1892 -1894 - The Vancouver Golf Club used the Jericho lands as a golf course until their course was destroyed by the sea. They left, attempting to relocate to different sites, and returned by 1908.

1908 -1941 In 1908 provincial government leased the property to the Jericho Country Club for \$100/yr. The rate was raised in 1924 to \$2500/yr.

1942 – In 1942, the Federal government leased 140 acres from BC and bought the 9 acres under lease to the country club for \$55,000.

Most of the above-noted information comes from a provincial “Order in Council” documents that are included in the next two pages of this document for reference purposes.



Federal government establishment of Jericho Garrison

With the purchase of the property from the golf club, and the purchase of the land on which the Jericho Garrison now sits, the federal government had assembled 190 acres of land owned outright and on lease from BC, the golf club, and 30 smaller property owners. They used the property to establish a permanent military base.

The memo that indicates that the Federal Government purchased the property where the Jericho Garrison now sits for \$351,000 is included on the following page for reference.

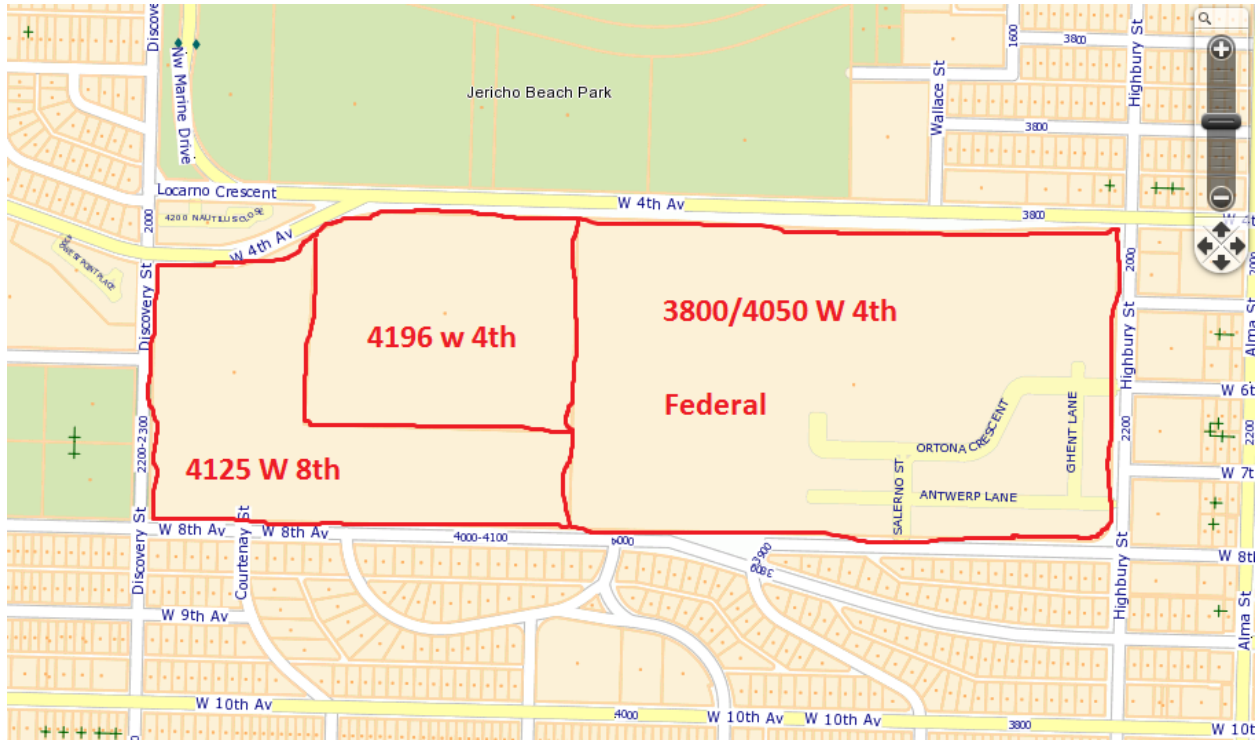
<p>UNION BID REJECTED</p> <p>The Labor Relations Board has rejected a bid by the Pulp and Paper Workers of Canada to have a rival union decertified at a Nanaimo pulp mill.</p> <p>The FPWC, formed by workers who left the International Brotherhood of Pulp, Sulphite and Paper Mill Workers to protest a lack of local autonomy, asked the board to decertify the international as bargaining agent at the Nanaimo mill.</p> <p>In rejecting the FPWC application, the board ruled it was not satisfied that the international's local unit had agreed to represent the employees at the Nanaimo mill.</p> <p>The decertification bid was the second by the FPWC. The LRB rejected a previous application in August.</p> <p>BLIT</p>	<h2>Jericho Land Owned by B.C.</h2> <h3>Planner Shocks City Council With Discovery</h3> <p>By GEORGE PELOQUIN Sun City Hall Reporter</p> <p>A strip of Jericho military base which the federal government promised to give to the city for a park is actually owned by the provincial government.</p> <p>City council was informed of this surprising discovery today by planner's director Bill Graham.</p> <p>On Aug. 26, 1965, Prime Minister Lester-Pearson an-</p>
	<h3>SAWYER'S BODY FOUND TRAPPED BY MACHINE</h3> <p>NANAIMO—A sawyer at the G. W. Dorman Pulp Chip Co. Ltd., Stewart Avenue, was killed early today when he became entangled in the saw carriage of the machine he was operating.</p> <p>Dead is Alfred Vernon Ives, 41, of 1601 Townsite Road. There were no witnesses to the mishap but police believe Ives left the controls of his machine and somehow became entangled in the machinery.</p>
	<h3>Safety Runs Set</h3>

Jericho Beach and land beside the base reverts to the Province - 1966

Following the establishment of the base, there were efforts by politicians at the municipal and provincial level to encourage the federal government to leave the beach and free it up for a provincial park.

These efforts came to unexpected success when in 1966 a city planner realized that the lands had only been granted to the Feds conditional on their use for military purposes, and the Federal Government agreed to return the lands that now make up Jericho beach. It appears that the lands beside the current Jericho Garrison were part of this land return once the military use had ended.

Most of this information comes from newspaper articles at the time, included in the next few pages for reference.



Current: Plans to develop involving the Province and the Feds

The Jericho Land between 8th and 4th, Highbury and Discovery, is half owned by the Federal government, and half by the provincial government. The parcel owned by the Province is divided into two separate lots, 4196 W. 4th and 4125 W. 8th.

In February of 2011, the Federal and Provincial governments jointly retained a consultant to “conduct a detailed evaluation of the development potential of the land, to estimate the costs of a major rezoning and redevelopment plan, and to estimate the net yield from disposition of the land.”

You can read the consultant’s description of the project here: <http://www.coriolis.ca/project-experience/real-estate-analysis/highest-best-use-studies/2011/02/development-potential-of-the-jericho-lands/>

A freedom of information request from the Provincial Government for the report that the consultant produced resulted in a heavily redacted series of blank pages being provided in response. You can review what was provided (or not provided) at this link.

http://docs.openinfo.gov.bc.ca/D70673413A_Response_Package_CTZ-2013-00199.PDF [LINK TO PDF FILE]

Is federal land deal behind Kits coast guard closure?

Leaked federal memos suggest Stephen Harper's government rushed the controversial closure of the Kitsilano coast guard base in order to expedite the sale of valuable waterfront lands to a First Nations group, a Vancouver city councillor says.

BY THE PROVINCE FEBRUARY 24, 2013



Leaked federal memos suggest Stephen Harper's government rushed the controversial closure of the Kitsilano coast guard base in order to expedite the sale of valuable waterfront lands to a First Nations group, a Vancouver city councillor says.

An internal government memo titled "Update on Jericho disposal" was obtained Wednesday by Coun.

First Nations: A third government's reported involvement

In February of 2013, a leaked memo suggested that the federal government was negotiating with local first nations, in the development plans and that they hoped to be complete the negotiations by May or June, 2013. It appears that this timeline was optimistic, as no news has been released.

You can read the article about the leaked memo here, which includes direct quotes. The media outlet has not released the full memo:

<http://www.canada.com/theprovince/news/story.html?id=70e407b4-4cd3-4730-ac9f-8bd8199186d1>

In June of 2014 the Supreme Court of Canada released the *Tsilhqot'in* First Nation v. British Columbia decision that found, for the first time in Canada, First Nations title over a large swath of crown land in Northern BC. The decision has significant implications for treaty negotiations, and likely, negotiations of the type involving the Jericho Lands, although an agreement may have been reached before the decision was announced.

If no deal has been struck before this decision, it is safe to say that the *Tsilhqot'in* (William) decision will have implications for negotiations taking place, and will likely delay those negotiations.

You can read the decision here: <http://www.canlii.org/en/ca/scc/doc/2014/2014scc44/2014scc44.html>



Provincial Government updates

For three years in a row, I have asked the Minister responsible for disposing of provincial land, first Andrew Wilkinson (former Minister of Technology, Innovation and Citizens' Services and MLA for Vancouver Quilchena) and more recently Amrik Virk (current Minister of Technology Innovation and Citizens' Services and MLA for Surrey-Tynehead) for an update on the Province's progress in selling or developing the land, and whether the government intends to consult.

In 2013 and 2014, the Minister was clear that the Province is not currently involved in any negotiations; however, they are following the provincial negotiations with First Nations carefully. I have included the Hansard transcripts below.

January 30, 2014

A provincial government spokesperson e-mailed a journalist with the following message to clarify the government's current position.

From: <Macnaughton>, "Jason GCPE:EX" <Jason.Macnaughton@gov.bc.ca>
Date: Thursday, January 30, 2014 at 2:07 PM
To: Peter O'Neil <poneil@postmedia.com>
Subject: RE: also...

Hi Peter,

Didn't intend for the previous statement to be ambiguous – to clarify:

The Province is not considering the sale of the Jericho Lands.

Jason

December 4, 2014

For the first time, on December 4, 2014, the Province acknowledged that they were in negotiations with unnamed First Nations around the sale of the Jericho lands. The article quotes the former Minister Andrew Wilkinson saying that the talks between the province and First Nations are in the “early stages”.

<http://globalnews.ca/news/1709659/more-discussions-with-first-nations-around-jericho-lands/>

April 15, 2015

On April 15, 2015, the new Minister responsible for land sales, Amrik Virk, said that talks had progressed from “early stages” to “more formal discussions” on the sale of the land.

You can see the questions and the Minister’s answers in the video here. Note the video has long pauses while the Minister consults his staff before answering. The latest transcripts containing this exchange have not yet been released and will be posted once they are.

<https://youtu.be/cZ34zyjffxQ>

**2013 Legislative Session: First Session, 40th Parliament
HANSARD**

The following electronic version is for informational purposes only.
The printed version remains the official version.

**Official Report of
DEBATES OF THE LEGISLATIVE ASSEMBLY
(Hansard)**

THURSDAY, JULY 25, 2013

Afternoon Sitting

Volume 4, Number 7

ISSN 0709-1281 (Print)
ISSN 1499-2175 (Online)

D. Eby: The Jericho lands are a park-like setting in the middle of the Vancouver–Point Grey riding and the Point Grey community — a lot of mature trees, a very beautiful area. Half of the land is federal. There is a military base there. Half is provincial.

A leaked federal memo that came out in the media in February indicated that the federal government was on the verge of disposing of its half of the property. Ever since, there has been widespread speculation within the Point Grey community about the future of this property and whether or not the province has been attending these meetings with the federal government, whether they're also planning on disposing of its half of the property.

I'm hopeful that today the minister can please clear the air for the residents of Point Grey and tell them what the province's plans are for this property.

Hon. A. Wilkinson: Thank you for the question. The Jericho lands, as the member describes, consist of two parcels.

One is the lowland parcel between 4th Avenue and 8th Avenue — federal land which is currently operated as a military base. We understand that the federal government is in discussions about the disposition of that property.

The upper property, to the west of the federal lands, is indeed provincial lands. There are pending leases there — one to West Point Grey Academy and the other to the Vancouver parks department — which run until 2020. The province has not entered into any formal talks with First Nations, the city of Vancouver or other stakeholders regarding the provincially owned lands at Jericho.

I think it's probably stating the obvious that we will observe with detailed interest what happens with the federal lands and whether there's a disposition there.

D. Eby: My colleague from Vancouver-Quilchena says that there haven't been any formal talks. Can he advise if there are any informal talks or any talks whatever involving the disposal of this property by the provincial government, or whether the constituents of Vancouver-Point Grey can rest easy until at least 2020, at the end of these leases?

Hon. A. Wilkinson: The extent of any discussions, dialogue or otherwise about the provincial Jericho lands has simply been incidental remarks with the Musqueam First Nation, who are actively discussing the federal lands with the federal government. There have been no substantial discussions with anyone that we're aware of.

D. Eby: I thank the minister for that information. I know it'll put a lot of people's minds at rest.

Mr. Chair, I would take this opportunity to ask the minister — if that does change, if the ministry does start to look at disposing of this asset — that the minister commit to a full consultation process with the Point Grey community. The West Point Grey Community Association operates a community centre. Obviously, the Point Grey Academy operates out of there. A lot of kids go to school there; their parents live in the neighbourhood.

Also, the community has a lot of thoughts about the kinds of development that could go there: environmentally friendly, that would improve affordability but that would also fit in with the character of the neighbourhood.

So I hope the minister will commit to a full consultation process before disposing of the property.

Hon. A. Wilkinson: This piece of property is well known to many of us, and I think the member opposite has accurately summarized the shortlist of those who would have opinions on it and would be interested in any issues that arise or any plans that are formulating. I expect there will be fulsome consultation if there is any progress on any plan to do anything differently, other than the status quo, with the Jericho lands.

**2014 Legislative Session: Second Session, 40th Parliament
HANSARD**

The following electronic version is for informational purposes only.
The printed version remains the official version.

**Official Report of
DEBATES OF THE LEGISLATIVE ASSEMBLY
(Hansard)**

TUESDAY, MAY 6, 2014

Afternoon Sitting

Volume 12, Number 2

ISSN 0709-1281 (Print)
ISSN 1499-2175 (Online)

D. Eby: I'm sure my friend across the way knows exactly why I'm here and what I'm asking about. Is there anything in the budget related to expenditure relating to the Jericho lands or any update that he can provide my constituents?

Hon. A. Wilkinson: The member opposite was kind enough to forewarn me of his question. I may not have told him at the time, but it certainly remains the same answer that it was a couple of weeks ago. Nothing has changed from last year's estimates in terms of the Jericho lands.

As far as we know, the federal government is continuing to engage with the First Nations on the department of defence property, which is over toward Alma Street between 4th and 8th avenues, and the provincially owned lands farther west. Nothing has changed. We will wait to see what transpires with the federal lands before the next round of estimates so that we can advise the member opposite of any changes.

But essentially, nothing has changed.

D. Eby: Thank you to the minister for that information.

I'm just wondering whether there's anything in the budget to send a staff member into those negotiations, to sit in so that the province is at least up to date on what's happening — although I realize it would be difficult to release that information, given the nature of the negotia-

[Page 3592]

tions. But is the province sending somebody to these negotiations so that our interests are protected?

[1620] 

Hon. A. Wilkinson: The answer is that we are neither invited nor attend any negotiations conducted by the federal government, but we do have land management, asset management staff who keep in touch with federal Public Works to find out what's going on. There has been very, very little to report from them, other than that they are still speaking with the First Nations.

D. Eby: Well, this is a very good opportunity, I think, for the government to insert itself in this process. I can certainly advise that in my community there's a huge amount of concern about what's happening, about what's being negotiated and what's being discussed and that their interests aren't being protected.

The history of this site is that in 1946 the provincial government sold it to the feds for the purpose of a permanent military base. But it's not a permanent military base anymore. It was during wartime that we actually leased it to the federal government, so it's this cooperative attitude, historically, on this site between the levels of government to accommodate the needs of each level of government.

I wonder whether the minister would consider dedicating some of his budget to pushing the federal government to have a provincial presence at that table, because it's incredibly important.

Hon. A. Wilkinson: The working premise with the federal government, with which I have perhaps more experience than I care to remember, is that we have great difficulty inserting ourselves in their relationships with First Nations. They take the view that they have their own jurisdiction, and in this case they own the property. So we rely upon our diplomatic good offices to extract information from federal Public Works once they have finished their discussions with the First Nations.

That may change over time, but right now we feel that's the most productive way to keep a finger on the pulse in terms of the federal Jericho lands. I can assure the member opposite this is an issue that we're trying to keep very much on top of.

Federal government updates: Canada Lands Company

On July 15, 2014, Vancouver Quadra M.P. Joyce Murray told a group of concerned residents of her constituency that she had met with the head of the Canada Lands Company. The Canada Lands Company is the federal body responsible for selling and developing surplus government land.

She advised the residents that the Canada Lands Company had not yet taken possession of the land from the Department of National Defence. Further, she confirmed that the Canada Lands Company intended to consult before developing the property.

This information concerning the Canada Lands Company transfer was surprising.

In August of 2013, media outlets covered a story that suggested the transfer of the lands to the Canada Lands Company had been approved by the federal government and was imminent. No explanation was offered to Ms. Murray for the significant delay in the completion of the transfer.

You can read an article summarizing the transfer that was published in August, 2013 here:

<http://www.cbc.ca/news/canada/british-columbia/jericho-lands-sale-worries-vancouver-residents-1.1318353>

This article from February 2, 2014 that includes promises by the Canada Lands Company to consult, and confirmation that they believe they are bound by municipal planning processes, is here:

<http://www.timescolonist.com/news/b-c/the-3-billion-debate-over-vancouver-s-jericho-lands-1.811266>

In August, the Vancouver Sun published an article saying that First Nations land claims were delaying the transfer of the Jericho land from the Military to the Canada Lands Company, and citing information provided by a Department of National Defence spokesperson.

<http://www.vancouversun.com/business/First+Nations+land+claims+stall+federal+government+sale+plans/10110125/story.html>

Residential developments completed and underway at other decommissioned military bases by the Canada Lands Company can be seen here:

<http://www.clc.ca/properties/currie-barracks>

<http://www.clc.ca/properties/garrison-crossing>

<http://www.clc.ca/properties/rockcliffe>

December 1, 2014 meeting with Canada Lands Company

My meeting scheduled with the Canada Lands Company (CLC) scheduled for September was delayed at my request due to the arrival of our family's newest addition. I finally got to sit down with the CLC on December 1, 2014.

A number of key points came out of the meeting:

- The CLC paid \$237m to buy the entire federal half of the property from the Federal Government;
- The CLC says they have no preconceived notions about the form (towers, single family homes, etc.) of buildings on the site, and take their consultation mandate seriously;
- The first meeting with CLC in the consultation process will be an opportunity for community members to present ideas for the development and suggestions on directions for the form of buildings;
- The CLC is a commercial developer with no affordable housing mandate, their job is to recover the highest value reasonably possible for the Federal Government while leaving a property that is consistent with a positive "legacy";
- Any affordable housing, as a result, will only come from a separate federal or provincial program, or through Vancouver's imposition of affordable or rental housing amenity requirements as part of a rezoning process;
- The CLC is fully bound by municipal zoning and rezoning rules and processes, despite the two partners in this development appearing to be levels of government (First Nations, Federal Government) not bound by those subordinate government rules;
- Any rezoning, therefore, will be subject to a full rezoning hearing process at city hall.

UPCOMING MEETING: The Canada Lands Company will be meeting with the community to outline this information and give further details about their consultation process on the evening of April 29 at the Jericho Hill Gymnasium at 4196 W. 4th Avenue, hosted by the West Point Grey Resident's Association.

Additional background material

For reference, I have included the BC Assessment documentation for the properties following this page.

Assessment Roll Report

Disclaimer

This information is obtained from various sources and is determined as of the specific dates set out in the Assessment Act. As a result, BC Assessment cannot warrant that it is current or accurate, and provides it for your convenience only. Use of this information without verification from original sources is at your own risk.

©BC Assessment

Report Date:	Apr 30, 2014	Report Time:	02:51:42 PM
Folio:		For:	PF35636
Roll Year:	2014	Roll Number:	001-640-035-96-0000
Area:	09	Jurisdiction:	200
School District:	39		
Neighbourhood:	001 - POINT GREY		
Property Address:	3800/4050 4TH AVE W VANCOUVER BC V6R 1P6		
Owner Name:	CROWN FEDERAL	# of Owners:	1
Owner Address:	C/O PWGSC PILT M&C - NAT'L DEFENCE DEPT ATTN DAVID JEFFERSON 219-800 Burrard St Vancouver BC V6Z 0B9		

Document No:
PID: 010-592-652
Legal Description: Plan VAP7615, District Lot 176, New Westminster Land District, THAT PART OF BLOCK B IN REF PLAN 5065

2014 Value

Property Class	Land	Improvement
Residential	\$208332000	\$151000
Business And	\$25748000	\$441000
Other		

Total Actual Value:
\$234672000

2013 Value

Property Class	Land	Improvement
Residential	\$208268000	\$151000
Business And	\$25740000	\$441000
Other		

Total Actual Value:
\$234600000

2012 Value

Property Class	Land	Improvement
Residential	\$207730000	\$151000
Business And	\$25674000	\$441000
Other		

Total Actual Value:
\$233996000

Manual Class: 0080 - 1 Sty Sfd - After 1930 - Fair
Actual Use: 060 - 2 Acres Or More (Single Family Dwelling, Duplex)
Tenure: 01 - Crown-Granted
ALR:
Land Dimension: 2274311 **Land Dimension Type:** Square Feet

Sales: Number Description

Additional Owners:	Associated PIDs:
No Additional Owners	010-592-695

Approved and ordered this 28th day of March, A.D. 1947.

C. A. Banks
Lieutenant-Governor.

At the Executive Council Chamber, Victoria,

PRESENT:

The Honourable

- Mr. Hart
- Mr. Kenney
- Mr. Pearson
- Mr. Anscomb
- Mr. Putnam
- Mr. MacDonald
- Mr. Carson
- Mr. Eyres
- Mr. Weir
- Mr.
- Mr.

[Handwritten initials]

To His Honour

The Lieutenant-Governor in Council:

The undersigned has the honour to report:

THAT certain parts of Lot Five hundred and thirty-eight (538) and Lot One hundred and seventy-six (176), Group One (1), New Westminster District, were leased to the Jericho Country Club;

THAT said lease was assigned by said Club on the 19th day of March, 1942 unto His Majesty the King in the Right of Canada;

THAT said lease has now been abandoned and cancelled;

THAT formal application to purchase portions of said Lots has been made by the Department of National Defence (Army);

AND TO RECOMMEND that in pursuance of Section 67 of the "Land Act" and all other powers thereunto enabling, and in consideration of the sum of Three Hundred and fifty one thousand and five hundred dollars (\$351,500.00) to us paid, there be granted and transferred unto His Majesty the King in the Right of Canada and His Successors all those parcels or lots of land situate in New Westminster District and numbered Blocks "A" and "B" of Lot 538, Group 1, New Westminster District, containing 83.38 acres and 3.94 acres respectively, and Block "B" of Lot 176, Group 1, New Westminster District, containing 53.28 acres, on the official plan of the said New Westminster District in the Province of British Columbia, to have and to hold the said parcels or lots of land, and all singular the premises hereby granted, with their appurtenances, forever; provided, however, that this grant is made subject to the right-of-way of the Vancouver and District Joint Sewerage and Drainage Board.

AND TO FURTHER RECOMMEND that a certified copy of this Minute, if approved, be transmitted to the Registrar of Titles, Vancouver, B.C. to the intent that such certified copy be accepted by him as a conveyance of the said lands to His Majesty the King in the Right of Canada, without formal instrument of transfer; and also that a certified copy of this Minute, if approved, be transmitted to the Deputy Minister of National Defence (Army) Ottawa, Canada.

REC-2
21-3-47
ZK

DATED this 28th day of March, A.D. 1947.

[Signature]
Minister of Lands and Forests.

APPROVED this 28th day of March, A.D. 1947.

[Signature]
Presiding Member of the Executive Council

[Handwritten notes]
C. 29-3-47
M.C.

[Handwritten initials]

MEMO

598

RECOMMENDS that certain property at Jericho Beach, Vancouver, containing a total of 140.60 acres, be disposed of by sale to His Majesty the King in the right of Canada for the sum of \$351,500.00. *Cheque received.*

This land comprises a portion of the area held under lease by His Majesty the King in the right of Canada, which lease has been abandoned and cancelled.

Total 140.60 acres @ \$2500.00/acre.

Approved and ordered this 23rd day of May

A.D. 1923
W. Mitchell
Lieutenant-Governor.

At the Executive Council Chamber, Victoria,

PRESENT:

The Honourable

- Mr. Oliver
- Mr. Pattullo
- Mr. Sloun
- Mr. Hart
- Mr. Sarrow
- Mr. Macdonald
- Mr. Sutherland
- Mr.

in the Chair.

To His Honour

The Lieutenant-Governor in Council:

The undersigned has the honour to report:-

THAT under authority of Order-in-Council No. 70, approved on the 3rd April, 1908, a lease covering the North westerly 69 acres of the Old Naval Reserve on the South shore of English Bay was issued to the Jericho Syndicate Limited for a period of twenty years from the 25th April, 1908, at a rental of \$100.00 per annum as a Country Club, subject to renewal for a further period of twenty years under such terms and conditions as might be deemed advisable.

THAT the lease in question was subsequently reduced in area to 63 acres by the elimination of Lot 5098, Group 1, New Westminster District, and an extra width of 34 feet added to Imperial Street.

THAT the said lease was assigned to Edward Mahon, Andrew Jukes and William S. Buttar, Trustees of the Jericho Country Club.

THAT application has been made on behalf of Frederick L. Beecher, Julius Henry Griffith and William Shaw Buttar, the present Trustees of the Jericho Country Club for a new lease covering the present lease and an addition thereto of approximately 102 acres.

THAT a survey has been made covering the area applied for and designated Block A of District Lot 538, Group 1, New Westminster District, containing 91 acres more or less and Block B of District Lot 176, Group 1, New Westminster District containing 74 acres more or less, making a total of 165 acres, more or less.

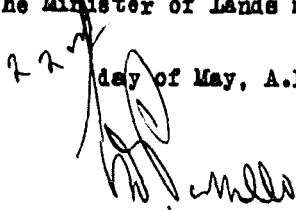
AND TO RECOMMEND that a lease be issued to Frederick L. Beecher, Julius Henry Griffith and William Shaw Buttar, Trustees of the Jericho Country Club, covering Block A of D.L. 538, Group 1, New Westminster District, and Block B of D.L. 176, Group 1, New Westminster District, on their surrendering the present lease - the new lease to be issued for a period of twenty one years at an annual rental of \$2500.00 commencing from the first day of May, 1924, and be terminable, should it be deemed expedient and in the public interest, at the expiration of the tenth or any

2/23.5
[Handwritten signature]

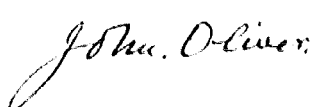
subsequent year of the term of the lease, on one year's previous notice being given the lessee of such desire, provided, however, that in such an event, the lessee shall be compensated for any reasonable outlay made by the lessee for the clearing and improvement of that portion of said land lying to the south of a line coinciding with the northerly boundary of 2nd Avenue produced easterly.

And the lease shall also contain any further provisos that the Minister of Lands may deem advisable.

DATED this 22nd day of May, A.D. 1923.


Minister of Lands.

APPROVED this 22nd day of May, A.D. 1923.


Presiding Member of the Executive Council.

Last Hazes Ant

Vancouver Sun
MINSTER, May of high test gaso- spectacular fire of an oil research by R. W. Ross at and Trans-Can- about 5 p.m. Wed-

was estimated at \$55,000 was in-
ster and Provin- ables were called o hold back the athered to watch billowing clouds

injured. Prompt New Westminster t and the South volunteer Brigade spread of the nearby houses. en was hampered plusions.

blast touched off no of chemicals, mbers. Employees of the plant and as razed in about

s only partly cov- nce.
Pattullo Bridge a short time by l smoke, and hun- rists watched the bridge.

Women Divorces

are given in Su- Wednesday to:

Kropinski, Ymir gar- married in Alberta re Kropinski, Faber- list Gordon Corneli, pondent.

Macdonald, New ried here in 1941 to Macdonald, Kelowna

Harris, Chilliwack in Saskatchewan in Frederick Harris, me- ck.

POLES IN BRITAIN MAY ENTER CANADA

Gardiner's Immigration Statement Rouses Speculation in Ottawa

OTTAWA, May 30—(CP)—Canada is going to experience a population increase as a result of immigration announcements made yesterday in the Commons, but just what the increase will amount to has not yet been disclosed.

Agriculture Minister Gardiner told the Commons the government shortly will announce a plan under which hundreds of men will be brought to Canada to work in the Dominion's sugar beet industry and replace German prisoners of war who are now being returned to the United Kingdom.

The minister did not indicate the nationality of the men involved, but he referred to them as potential permanent settlers in Canada and his statement prompted speculation outside the House whether they might be members of Gen. Anders' 180,000-man Polish army, now in Italy, who have consistently refused to return to their Communist-controlled homeland.

Mr. Gardiner said the order for the entry of the men has not yet been officially passed by the government.

Ottawa Buys Jericho Site

By Sun Staff Correspondent

VICTORIA, May 30.—In one of the biggest deals in many years between the Dominion and provincial governments, 150 acres, occupied by the joint service headquarters at Jericho Beach during the war, will be sold to the Dominion, it was announced today by Lands Minister E. T. Kenney.

During the war the province turned the property over to federal use on a rental basis. Much of the land was formerly occupied by the Jericho, Country Club.

Now the Dominion wants to keep it as a permanent army base.

Beer Ration Down to Six Dozen in June

VICTORIA, May 30—(CP)—The beer or ale ration for June in British Columbia will be six dozen pints instead of eight as has prevailed for two months, and the bonus of an extra dozen bottles will be discontinued, Liquor Commissioner Kennedy said Wednesday night.

Mr. Kennedy said reason for the reduced ration was heavier consumption of malt beverages in the summer months with breweries unable to meet the demand for the bottled variety. In addition a strike in a Montreal brewery has resulted in the product of that firm being classed as "hot" by teamsters in Vancouver who refuse to handle the eastern ale.

Otherwise the ration remains the same—two bottles of any spirits (only one of which may be Scotch whisky), or two bottles of imported wine or one gallon of domestic wine. Gin remains on the ration-free list.

As heretofore, purchases may be split, making it possible to take one bottle of "hard" liquor and three dozen of malt beverages or a bottle of wine.

VICTORIA, May 30—(CP)—Ernest Orville Towns, 4, only son of Mr. and Mrs. Arthur Towns, was drowned Wednesday afternoon in the Gorge here when he fell from a raft.

Men's Clothes Prices Raised

From The Vancouver Sun Ottawa Bureau

OTTAWA, May 30.—An adjustment in manufacturers' and retail prices for men's and boys' suits, overcoats, fine pants, work pants, and woollen shirts, ranging from five and one-half percent to nine percent, was announced today by the prices board.

This increase, effective June 1, was authorized to partially offset the effect of increased costs to the manufacturers resulting from the elimination or reduction of the cotton and wool subsidies and increased labor costs recently authorized in the industry, the board said.

Board officials emphasized that garments at present in the hands of distributors will not be eligible for the price increase.

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