

# 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: July 28, 2014

David Eby



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](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](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."

Approved and ordered this 23<sup>rd</sup> day of May

A.D. 1922  
*W. J. Mitchell*  
Lieutenant-Governor.

At the Executive Council Chamber, Victoria,

PRESENT:

The Honourable

Mr. Oliver  
Mr. Pattullo  
Mr. Sloan  
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.

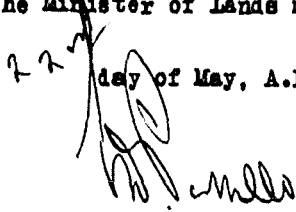
AND TO RECOMMEND that a lease be issued to Frederick L. Beecher, Julius Henry Griffith and William Shaw Buttar, Trustees of the Jericho Country Club, covering Block A of D.L. 538, Group 1, New Westminster District, and Block B of D.L. 176, Group 1, New Westminster District, on their surrendering the 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

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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 22<sup>nd</sup> day of May, A.D. 1923.

  
Minister of Lands.

APPROVED this 22<sup>nd</sup> day of May, A.D. 1923.

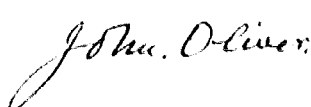
  
Presiding Member of the Executive Council.



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.



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

At the Executive Council Chamber, Victoria,

*C. A. Banks*  
Lieutenant-Governor.

PRESENT:

The Honourable

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

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'D  
21-3-47  
ZK

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

.....  
Minister of Lands and Forests.

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

.....  
Presiding Member of the Executive Council

29-3-47  
H.C.



## 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.

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 per.*



## UNION BID REJECTED

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.

The FPWC, formed by workers who left the International Brotherhood of Pulp, Sulphate and Paper Mill workers to protest a lack of local autonomy, asked the board to decertify the International as bargaining agent at the Harman mill.

In rejecting the FPWC application, the board ruled it was not satisfied that the International's Local 901 had agreed to represent the employees at the MacMillan, Harman mill.

The decertification bid was the second by the FPWC. The LRB rejected a previous application in August.

**BUT**

# Jericho Land Owned by B.C.

## Planner Shocks City Council With Discovery

By GEORGE PELOQUIN  
Sun City Hall Reporter

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.

City council was informed of this surprising discovery today by planning director Bill Graham.

On Aug. 26, 1965, Prime Minister Lester Pearson announced that the federal government would return the land to the province.

## SAWYER'S BODY FOUND TRAPPED BY MACHINE

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.

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.

## Safety Runs Set

## 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.



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said here Thursday that Ottawa is prepared to give the city the beachfront portion of the area at no cost.

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## HISTORY OF JERICO

# First Bushwhackers, Now Come the Bikinis

By BOB PORTER

First came Jeremiah Rogers with his husky woodsmen who beached their boats and hacked away the lush timber.

Then came the golfers, yanking out stumps and leveling the sandy soil, to create Vancouver's first golf course around the turn of the century.

Finally, patriotism brought soldiers in 1942, when the golfers agreed to turn over the club to the Department of National Defence for a military installation.

Now the bikinis and muscle men are coming; the land is to become a public beach.

That in brief is the history of Jericho.

Prime Minister Pearson Thursday announced he is ready to negotiate with the city for release of Jericho's waterfront for development as a public beach.

For Mayor Bill Rathie it is a breakthrough in a four-year campaign to have the beach turned over for public use. It could also enable the city to go ahead with plans to extend Point Grey Road west to Spanish Banks.

For the 600-odd military and civilian workers at Jericho the Pearson announcement brings indecision: how many of them will be transferred, and where will they go.

## Rich Memories Of Rich Living

But for countless old-timers, the changing picture at Jericho brings rich memories of the area's heyday as THE place for golfing and gracious country-club living.

Jericho didn't get its name from the famous battle of the same name, but from woodsman Jeremiah Rogers, who took his loggers there by boat in 1864, to chop timber for the Hastings Mill Co.

The area became known in those days as Jerry's Cove, and as Jerry & Co.

From these names came the contractions "Jericho," "Jerryco" and finally "Jericho."

When Rogers' loggers had stripped the area of its valuable timber several Vancouver men wanting to try the relatively new game of golf decided Jericho would be an ideal location for a course.

Around 1890, histories indicate, Dr. Duncan Bell-Inglis, G. A. Hankey, T. S. C. Saunders, H. Hulbert and MacIver Campbell, founded a course at Jericho.

For \$35 they bought an old shed from a fisherman and created a clubhouse, complete

with a fireplace in which the ladies made tea. The floor was sand, where players' bottles could be hidden until the 19th hole.

The fairways were sand flats strewn with drift logs. Greens were sand, packed. And the tees were buried beer bottles with just the ends of the necks showing.

To get to the club, players used boats or hiked over a trail through the bush from young Vancouver's West End.

## Storm, Tide Wipes Out Links

There were setbacks for the club: A violent storm, combined with a high tide, swept logs and driftwood onto the fairways and washed away the greens, in 1894. The club abandoned Jericho and played at Brockton Point.

But Brockton was already a haven for cricket and soccer and the golfers soon realized they weren't welcome.

They moved to land between Lynn and Seymour Creeks on the North Shore.

But by 1899 the club realized Jericho was its only real

home. So members launched a major construction and reorganization campaign for Jericho.

By 1907 the new Jericho club was ready for play with a dike protecting its sweeping fairways from the angry sea.

At first the club was only nine holes, laid out by F. M. Chaldecott. But in 1922 the club's professional, Alex Duthie, laid out another nine when more land was acquired.

The added land also enabled the club which by now had an elegant club house, to install tennis, badminton, squash, bowling and croquet.

It became a true country club, and membership soared to more than 1,000.

Hundreds of Vancouver matrons today can remember their first formal, or coming out, at the fashionable Jericho club house.

It was as much a social and family club as a golfer's retreat.

## Good Life Ends At Start of War

But the good life ended when war broke out.

The club-owned nine acres of the course and the provincial government held 140 Jericho acres.

The Department of National Defence, early in the war, enough

obtained a piece of waterfront there for a seaplane base.

In 1941 and 1942 it leased the provincial government's entire 140 acres and bought the club's nine acres and club house for \$55,000.

According to military officials at Jericho, the site was a vital but small operation in the war effort; sea plane pilots were trained there and the wide beach was ideal for mock troop landings.

After the war, however, Ottawa decided to create a permanent military establishment, a command headquarters for the Pacific coast, at Jericho.

The federal government paid the province \$351,000 for the 140 acres which had been leased during the war years.

With the nine acres bought from the club, plus about 30 smaller beach properties bought from private interests before and during the war, the federal government had more than 190 acres of land in the area by 1947.

In the next few years, however, the department leased some parcels of beach to the Vancouver Park Board so public beaches could be extended adjacent to the base.

## Jericho Becomes Military Base

Jericho became headquarters for the B.C. area militia.

It was headquarters for supply depots, service units, service corps, provost corps, electrical and mechanical engineers, treasury, medical and dental units, the Crown Assets Disposal Corp., and numerous administrative branches.

Its functions also included a 24-hour staffed warning centre, which would sound the alert in an enemy attack, and the RCAF Search and Rescue Centre.

But the site, on prime waterfront land, eventually became a political issue.

By 1950, then Tory MP John Taylor was calling on Ottawa to vacate Jericho so it could become a public beach area.

Liberal Grant Deachman, the present MP, has been campaigning for years to have the land, or at least the beachfront, turned over to the city.

And Mayor Rathie launched his campaign in 1961.

Sun files indicate the old-timers remained silent through all the campaigning to get the military out of Jericho.

For them the memories of the old days were good enough.

## TRAVEL TAX CLAIM FAILS

A Stevedoring company employee has lost his bid for the right to claim travelling expenses between home and work as an income tax deduction.

Bernard Profaizer of 6604 Charles, Burnaby, lost an appeal to the federal income tax appeal board in which he claimed that because of his job, he must travel between home and the Vancouver waterfront several times daily.

Board chairman Cecil L. Snyder ruled in Ottawa that only job-to-job expenses were allowable, cutting Profaizer's claim for \$1,384 expenses in one month of 1963 to \$25.

## Property Seen Boon To Walkers

By JOHN TAYLOR  
Sun City Hall Reporter

Jericho beach property is the answer to a walker's dream.

It is a major link in what could become a 10-mile waterfront walkway from Ferguson Point to Point Grey, via the Burrard Bridge.

Mayor Bill Rathie said he will likely go to Ottawa next week to discuss details and said he expects to get about 60 waterfront acres of the 176.2-acre Jericho army base.

This will immediately create a new beach, linking Jericho beach to Locarno.

It will also provide a large park area behind the beach.

And behind the park area a new road link between Point Grey Road on the east and Marine Drive on the west.

And it could be great for the walker who likes to stick by the seaside.

He can now start at Third Beach, near Ferguson Point, walk to Second Beach, make a slight detour around Englesea Lodge, walk along English Bay Beach, and continue down the shoreline to Sunset Beach.

From Sunset, he can cross Burrard Bridge, and walk along the south shore, beginning at the former Kitsilano RCAF base, now turned over to the city, through Haddon Park and along Kitsilano Beach.

He runs out of beach near the foot of Trafalgar where a high bluff begins which extends to Alma.

But Rathie says with a proper breakwater, sand could be pumped on this section to create a beach 200 feet wide.

Then there is a small gap between Alma and the existing Jericho Beach where the Royal Vancouver Yacht Club and the Jericho Tennis club are located.



## UNION BID REJECTED

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.

The PPWC, 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 Harmac mill.

In rejecting the PPWC application, the board ruled it was not satisfied that the International's Local 695 had ceased to represent the employees at the MacMillan, Bloedel mill.

The decertification bid was the second by the PPWC. The LRB rejected a previous application in August.

BUT

## Rathie Says He'll Fight Clean

Mayor Bill Rathie today called mayoralty candidate Tom Campbell's attack against his record as mayor a bunch of mis-statements.

"I don't want to get involved in a controversy over a bunch of mis-statements," said Rathie, in reply to statements by Campbell upon entering the mayoralty race Monday.

"And mis-statements is a mild way of putting it," said Rathie. "I don't intend to get down in the mud with Mr. Campbell."

And that was as far as Rathie would go.

He said he would deal with Campbell's charges in due course during the election campaign.

Campbell announced Monday he would campaign on the slogan that Rathie "has had his chance and done nothing."

## 17 RCMP Members to Get Awards

Seventeen members of the Royal Canadian Mounted Police "E" Division (B.C.) will be honored Wednesday at a special

# Jericho Land Owned by B.C.

## Planner Shocks City Council With Discovery

By GEORGE PELOQUIN  
Sun City Hall Reporter

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.

City council was informed of this surprising discovery today by planning director Bill Graham.

On Aug. 26, 1965, Prime Minister Lester Pearson announced in Vancouver that his government was prepared to give Vancouver the Jericho waterfront for a park.

But Defence Minister Paul Hellyer indicated later the offer was only for a 150-foot strip along the Jericho base's half-mile shoreline.

But Graham's report today showed the strip was not the federal government's to give.

### REVERT TO B.C.

He said when the defence department discontinues military use of the shoreline property it will revert to the province.

The city would then have to apply to lease the land for park development from the provincial government.

Graham said provincial ownership of the water lots on the base was discovered only after a detailed investigation of Jericho's complex history of property exchanges.

The provincial lots are 200 feet in width, stretching from Discovery Street to the edge of the present Jericho Beach.

The remainder of the 100 acres of Jericho base north of Fourth Avenue is owned by the federal government, said Graham.

City council decided to submit a formal brief to both provincial and federal governments to obtain both areas of the base, north of Fourth for parks when they become surplus to defence needs.

### CITY PONDERS

City council was to decide later today what approach to take in a further bid to acquire

## SAWYER'S BODY FOUND TRAPPED BY MACHINE

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.

Dead is Alfred Vernon Ives, 43, of 1601 Town-site 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.

## Safety Runs Set As Votes Counted

### PGE Officials Say Inch-by-Inch Check of Tracks Will Take Week

The Pacific Great Eastern Railway today began making preparations for resumption of operations in anticipation of an end to the strike that shut it down.

Railway officials announced plans to get rail traffic moving again as counting began of votes cast by striking non-operating employees on a settlement formula.

Result of the vote count was expected today.

A PGE spokesman said it will take a week to resume full operations if members of the Federation of PGE Employees approve the formula.

He said three days will be needed for a safety check of the line from North Vancouver to Prince George and another four days to go over the northern section from Prince George to Dawson Creek and Fort St. John.

"We have to be very careful to make sure that none of the track has shifted," he said. "We have to inspect literally every inch of line."

The PGE's Dayliner, passenger car would be back in operation between North Vancouver and Prince George three days after the end of the strike, the spokesman said.

The 400 men involved walked off the job Sept. 26.

They have been voting on a strike settlement formula that would give a 50-cent hourly pay boost to tradesmen and 40 cents

## Travel-Time Talks Set With IWA

Union and management negotiators will meet Friday to discuss travel-time pay provisions in the International Woodworkers of America master contract.

Discussions between officials of Forest Industrial Relations Ltd., which represents the coast lumber industry, and the IWA's regional council, will centre on travel-time pay for loggers and log truck drivers.

The union wants travel time for truck drivers who ride in buses with loggers to the parking point for trucks. The drivers then move their vehicles to the wood site while the loggers continue in the buses.

IWA officials claim the drivers are entitled to travel time for the time spent driving the trucks from the parking point to the job site.

The companies argue the drivers are not entitled to the pay.

## Fight Clean

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## 17 RCMP Members to Get Awards

Seventeen members of the Royal Canadian Mounted Police "E" Division (B.C.) will be honored Wednesday at a special ceremony at Government House in Victoria.

To receive commissioner's commendations for outstanding service are: Staff Sergeant Jack Purdy, who also receives a commanding officer's commendation; Cpl. A. J. Richards; Const. N. R. Harvey-McKean, and Cpl. I. R. Smith.

Others receiving commanding officer's commendations are: Sgt. Bruce Northrop; Cpl. E. S. Greba; Const. R. L. Marshall; Const. B. L. Tarr, and Const. R. M. Stephens.

Const. R. G. H. McCarthy will be presented with the Order of St. John of Jerusalem Canadian Priory meritorious certificate.

Five other officers will receive St. John votes of thanks for furthering the work of the priory in Canada. They are: Staff Sgt. J. W. Duggan; Cpl. A. J. Levitt; Cpl. H. D. Smith; Cpl. K. G. Watson, and Const. A. R. Barnes.

Long service medals, representing 20 years of service with the force, will go to Staff Sgt. N. E. Goodfellow and Sgt. R. S. Rogers.

Awards to Harvey-McKean, Greba, Tarr, Stephens, Marshall and Cpl. I. R. Smith were for bravery, and to McCarthy for saving the life of a Victoria woman by artificial respiration.

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City council decided to submit a formal brief to both provincial and federal governments to obtain both areas of the base, north of Fourth for parks when they become surplus to defence needs.

### CITY PONDERS

City council was to decide later today what approach to take in a further bid to acquire the whole 100 acres for a park.

Graham suggested that the city might make a formal application now to the province to obtain the water lots when the federal government gives them up.

But there were other suggestions that the city should wait until the land reverts to the province before making the application.

The federal government followed up its announcement to give the city some of Jericho with the appointment in February of Gilbert Hardman of Grosvenor Laing (B.C.) Ltd. as a consultant to advise on best future use of the base.

When it was rumored that Hardman's recommendation might include use of some of the land for apartment and commercial development, council passed a resolution calling for Hardman to discontinue his studies.

Council approved the formal brief today to back up its resolution of last spring.

The brief, in addition to requesting that all land north of Fourth be set aside for parks, informs the senior authorities that the city will eventually want to build a road across the land to connect Point Grey Road and northwest Marine Drive.

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They have been voting on a strike settlement formula that would give a 50-cent hourly pay boost to tradesmen and 40 cents hourly to non-tradesmen. It also establishes a provincial grievance procedure and a study of welfare benefits.

## Travel-Time Talks Set With IWA

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IWA officials claim the drivers are entitled to travel time for the time spent driving the trucks from the parking point to the job site.

The companies argue the drivers are not entitled to the pay.

Friday's meeting was called after the IWA's logging locals voted to demand full travel-time pay for the truck drivers.

## Physician Admits He Bilked MSI

Sun Staff Reporter

RICHMOND — Richmond physician Dr. William Lloyd Bolduc today pleaded guilty to a charge of defrauding a prepaid medical plan of \$47.90.

Bolduc, 33, of 8675 Laurel, Vancouver, will be sentenced Friday at 9:30 a.m. by Magistrate W. E. Campbell.

Defence counsel Harold Fisher said he was entering the guilty plea on behalf of Bolduc with an explanation.

Fisher said his client admitted defrauding Medical Services, Inc., \$47.90 by claiming for treatment which was not given.

But Fisher claimed the trouble arose from a clerical error in the doctor's office.

Fisher said that at the time the offence was alleged to have taken place, between Jan. 1 and March 21, 1966, Bolduc had received \$5,400 in payments from MSI and was owed an additional \$6,000.

"In these circumstances, it would be inconceivable Dr. Bolduc would put in a charge for around \$50 for work which had not been done for him," said Fisher.

The defence lawyer said that Bolduc had been suspended from practice because of other charges against him.

He asked that the magistrate consider a suspended sentence on the fraud charge.

Bolduc was charged with fraud following a police search of his office at 1009 No. 3 Road and seizure of office records.

The charge originally read that he had defrauded the MSI of \$50.40, but the Crown amended the figure to \$47.90 today.

—Dan Scott Photo  
gn alerts humans  
rds.

## ding Charged

Chan, 32, of 1922 Wil-  
was charged Monday  
ounding with intent to  
odily harm to David  
3. He was released on  
ail.

MAN

oper general of Expo 67.

... In addition to all the other business that piled up while he was in Europe — such as the PGE sale and the next school bond issue — Premier Bennett found his Victoria desk loaded with Time magazine covers sent from as far away as Korea

for Mr. and Mrs. Johnny Lew. Papa is No. 1 boy at the Georgia street Beachcomber. ... Bill Findlay, the well known "mayor" of the Portage Mountain dam project and townsite, brought his wife, Lota, to Vancouver so she could enter VGH Centennial

War Objectors. A few of the committee members are Quakers. They insist that their actions on behalf of the so-called "voluntary exiles" are non-political. That's for the record and I accept their view. The fact that several

started jumping with calls from irate citizens who demanded instant deportation of "draft dodgers" and complained about the use of taxpayers' money to educate them. That view poses all sorts of moral questions for



gosh-awful, it really is. Next time you're in the buildings, go into the library and have a good shudder.

Please, Mr. Minister, couldn't you give orders to your men to swallow that terrible mudbrown yellow with pure white? That's the way it should be.

I repeat: It's time there was in this province a public buildings commission, so that no-one, not even a cabinet minister, could touch a public building without such a commission's permission.

The way our historic legislative buildings are being chopped away and chipped at is criminal. Hideous light fixtures are installed, and all kinds of other desecrations go on.

Next time there's an election, if Mr. Chant's political enemies want to defeat him, they should lead hordes of Victorians into the library and show them the ceiling.

★ ★ ★

"Is this a personal vendetta, or something?"

This is what Einar Gunderson asked in Ottawa the other

Now comes another big piece of froth and frill cooked up by the top-heavy bureaucracy in Ottawa.

It says in the papers that Lionel Chevrier has resigned as Canadian High Commissioner in London to take over a new government job as commissioner-general for state visits to Canada.

What kind of extravagant pomposity is this? Is another costly unnecessary little empire to be set up in Ottawa?

There is in the department of state a protocol branch which quite adequately looks after state visits to Canada.

Now, apparently, that's not enough so there must be a sort of official Poo-Bah doing nothing else but weaving red tape and stuffiness for state visits. Anyhow, how many state visits do we have? Is the government now planning a foreign king day in Ottawa?

The top men in Ottawa seem bent on swagger. This new job stuns me, makes me feel that Canadians are being made to look a bit childishly silly.

A city plan to provide additional recreation facilities for its public housing projects has met federal government opposition.

The city offered in September to put up one-third of the cost of the new facilities if the senior governments would contribute like amounts.

However, Labor Minister J. R. Nicholson, the minister responsible for Central Mortgage and Housing Corp. has told city hall in a letter that the corporation is unable to provide further financial assistance for recreation facilities in housing projects.

He said the assistance requested is not within terms of the National Housing Act.

Copies of the minister's reply were distributed to aldermen Friday.

Council's original motion on

the matter s four low-rent adequately s

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**STARTEAR  
CALL IN P**

Dear Sir  
Please j  
offered

NAME....

ADDRESS.

## Blizzard Strikes

QUEBEC (CP) — A blizzard brought six inches of snow Thursday to Laurentides Provincial Park, 30 miles north of Quebec City on the highway to Chicoutimi.

## BENNETT TO CONSIDER JERICHO LAND 'SWAP'

Sun Victoria Bureau.

VICTORIA — Any reasonable request from Vancouver officials for provincially-owned Jericho waterfront property will be considered by the government, Premier W. A. C. Bennett said Friday.

The land, almost six acres, is being sought by the city for recreational purposes. Because it was part of the National Defence Department's Jericho military base the city had gone to Ottawa for the land and federal officials agreed to give it to the city.

But city planner Bill Graham later learned that the property was owned by the province and had only been reserved for federal use.

Bennett would not say if his government would give the land to the city. But he agreed to consider an official request.

## TRADE TRAINING OPPORTUNITIES

(Sponsored by the Federal-Provincial Governments)

Pre-apprenticeship trade training is offered at the B.C. Vocational Schools in the following trades:

**B.C. VOCATIONAL SCHOOL (BURNABY)**

Bricklaying

Sheet Metal

**B.C. VOCATIONAL SCHOOL (DAWSON CREEK)**

Automotive Mechanics

\*Carpentry and Joinery

\*Heavy Duty Mechanics

\*Heavy Duty Farm Mechanics

**B.C. VOCATIONAL SCHOOL (VICTORIA)**



**Gilbey's rev  
sensational C**

Around the islands of the Caribb  
know that one of the best gins fi

Vancouver Sun Oct 27 1966 p. 13

# Victoria Unaware It Owned Land

## City's Jericho Park Site Still Reserved for Federal Gov't

By IAN MacALPINE  
Sun Victoria Bureau

VICTORIA—Government land officials here said Wednesday they did not know the province owned Jericho waterfront land until the finding by city planner Bill Graham was reported by The Sun Tuesday.

The land in question, almost six acres, was originally thought to be owned by the federal government, which maintained a military base there for decades.

Federal officials agreed to turn over the acreage to the city for recreational development.

But Graham surprised city council Tuesday by telling it the land is actually owned by the provincial government.

"It's not that we don't know what we own," a spokesman here explained Wednesday. "We have land reserved all over the province and we don't check into it every time a property is mentioned as being involved in a transaction."

### GOV'T ADVISED

"The government is advised eventually anyway if its property is involved," he added.

Though the land is provincially-owned, Victoria is not yet in a position to deal with the situation.

The property, in two parcels, was reserved years ago for the federal government and has not yet reverted to the province.

An order-in-council passed Oct. 5, 1920, reserved 4.6 acres for the defence department, for use by the Canadian Air Board.

On May 27, 1924, 1.3 acres beside it was reserved for use by Ottawa as a wireless station site.

Both reserves were conditional on Ottawa using the land for those purposes only, for so long as required.

### USE NOT DECIDED

But the federal government has not yet advised B.C. that it is finished with the properties, as it always does in similar cases.

So B.C. technically is unable to make any plans for disposal of the land.

Recreation and Conservation Minister Kenneth Kiernan said Wednesday he can't say what

the government will do with the property.

Any recommendation would have to come from Lands Minister Ray Williston, now in Finland.

But Kiernan said he personally feels the property should be used for park purposes and is prepared to propose this.

"My recommendation, for valid reasons, might not be acceptable to cabinet," Kiernan said. "But in view of the general needs of the city of Vancouver, as an individual I would say this is probably the best use to which the land could be put, in the long-term view."

A lands department official said it is wrong to describe the property as foreshore because the northern boundary apparently is the high water mark.

Foreshore land is between low and high water marks, and Kiernan said he could see no problem in turning this over to the city if the upland is developed as a park.

# DISTRESSING SIGHT

No one noticed it in the dark, early morning hours, but when daylight came there it was—the red and white maple leaf flag flying upside down.

The flag flew inverted—a signal for distress—on top of the old post office, now the federal building, at Granville and Hastings.

But the building wasn't about to fall down, insisted maintenance manager Harvey Dunn. He said a member of his staff raised the flag about 6 a.m. when "it was too dark for him notice." The error was corrected about 8 a.m.

# Bottle Law Eyed

Sun Victoria Bureau

VICTORIA — Recreation and Conservation Minister Ken Kiernan has rolled up his sleeves to tackle the litter and safety problems created by non-refundable bottles.

Kiernan said in an interview Wednesday his warning earlier to firms that sell drinks in the new containers to lay off the no-refund sales pitch has had little effect.

So he is now groping for a workable solution, probably in the form of regulations, that he can recommend to the cabinet.

The minister said the problem with the non-refundable bottles is that there is no longer any incentive for enterprising youngsters to collect them from park areas and roadsides for the cash return.

"The only time anybody is going to pick them up is to smash them against a rock and

I shudder to think of the broken glass," he said.

Kiernan said he can't understand why companies are marketing drinks in the throwaway bottles because there appears to be no economic benefit from the practice.

"I'm trying to figure out a practical solution," he said.

# June Election Foreseen in N.S.

HALIFAX, N.S. (UPI) — Reliable sources report Premier Robert Stanfield of Nova Scotia will call a provincial election next year, possibly in June.

By that time, the revision of electoral districts will have been effected which will give urban districts more representation in the legislature.

The Conservatives hold 39 of the 43 seats. The Liberals hold four.

# Talk T With P

Come and visit Polar don't ask me questions politics.

This was the message of Zygfryd W. retiring Polish ambassador to Canada.

The ambassador is Vancouver near the end of his cross-country farewell tour.

He will be recalled to in mid-December after years service in Ottawa.

"Ambassadors don't do politicking," he told reporter who pressed him his 1966 opinion of the Polish Canadian peace-seeking mission Nam.

### EARLIER VISIT

During an earlier Vancouver in 1964, charged that outside influence—from the U.S. he was undermining the essence of the tri-national Control Commission Southeast Asia.

Wednesday he stressed improving relations between land and Canada.

"Relations have never

### Mayor Elected

HALIFAX (CP) — A O'Brien, an alderman years, won an easy victory Wednesday over Charles V. who was seeking his third term as mayor of Halifax.

# Teacher Aid Not Cut, Says Peterson

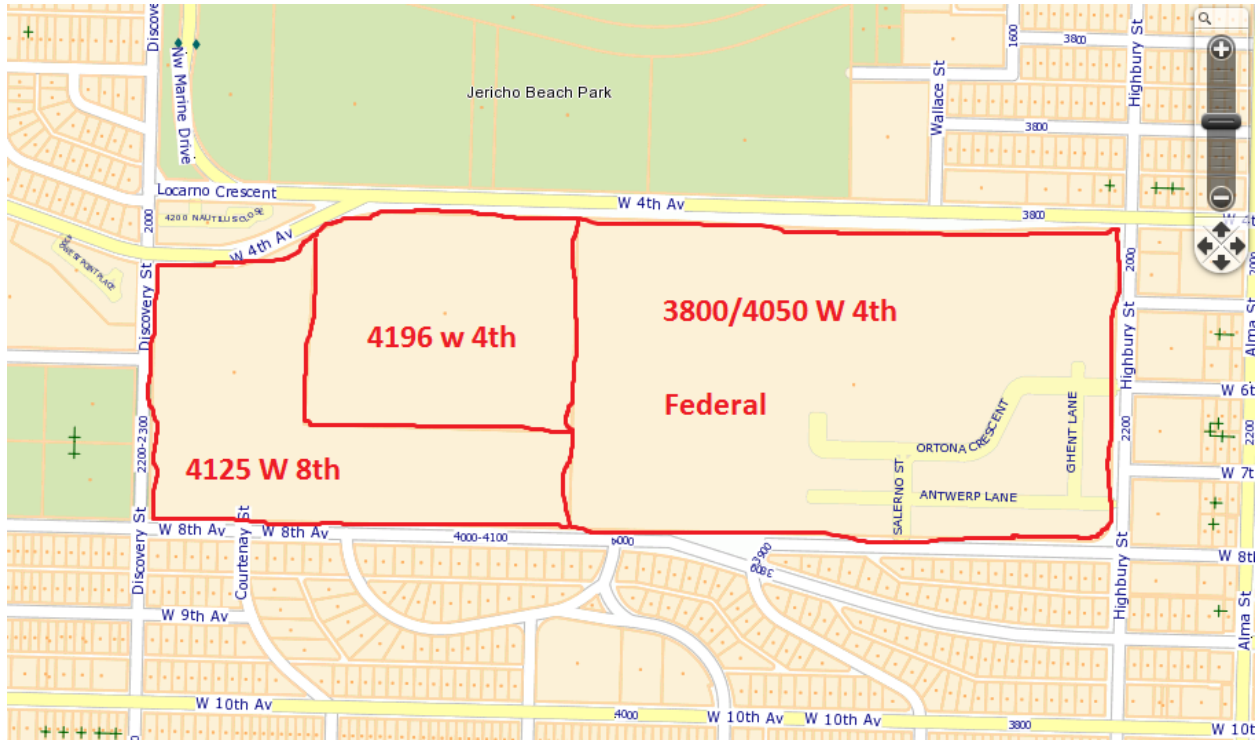
Sun Victoria Bureau

VICTORIA — The provincial government's scholarship program for outstanding teachers will not be affected by restricted spending, Education Minister Leslie Peterson, QC, said Wednesday.

# ANNUAL FALL FLOOR

HARDING

Vancouver Sun Oct 20 1966 p. 21



## Current: Plans to develop involving the Province and the Feds

The Jericho Land between 8<sup>th</sup> and 4<sup>th</sup>, 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. 4<sup>th</sup> and 4125 W. 8<sup>th</sup>.

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](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 two years in a row, I have asked the Minister responsible for disposing of provincial land, Andrew Wilkinson (Minister of Technology, Innovation and Citizens' Services and MLA for Vancouver Quilchena) for an update on the Province's progress in selling or developing the land, and whether the government intends to consult. Both times, the Minister has been 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.

In addition, on 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](mailto:Jason.Macnaughton@gov.bc.ca)>  
**Date:** Thursday, January 30, 2014 at 2:07 PM  
**To:** Peter O'Neil <[poneil@postmedia.com](mailto: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



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

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

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

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**THURSDAY, JULY 25, 2013**

**Afternoon Sitting**

**Volume 4, Number 7**

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

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**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**

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

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**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>

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>

## Additional background material

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

©BC Assessment

Report Date: Feb 08, 2013 Report Time: 02:17:27 PM  
 Folio: For: PG39739  
 Roll Year: 2013 Roll Number: 001-640-027-06-0000  
 Area: 09 Jurisdiction: 200  
 School District: 39  
 Neighbourhood: 001 - POINT GREY  
 Property Address: 4125 8TH AVE W VANCOUVER BC V6R 4P9  
 Owner Name: BC BUILDINGS CORP # of Owners: 1  
 Owner Address: C/O IWS - MINISTRY OF CITIZENS' SERVICES ATTN PROPERTY TAX ANALYST  
 PO BOX 9412 STN PROV GOVT VICTORIA BC V8W 9V1  
 Document No: BB1970644  
 PID: 007-020-961  
 Legal Description: Block C, Plan VAP19402, District Lot 176, Group 1, New Westminster Land District

2013 Value

Property Class	Land	Improvement
Business And Other	\$78004000	\$72300
Rec/Non Profit	\$1714000	N/A

Total Actual Value: \$79790300

2012 Value

Property Class	Land	Improvement
Business And Other	\$62471000	\$70500
Rec/Non Profit	\$1757000	N/A

Total Actual Value: \$64298500

2011 Value

Property Class	Land	Improvement
Business And Other	\$52053000	\$71800
Rec/Non Profit	\$1467000	N/A

Total Actual Value: \$53591800

Manual Class: C900 - Paving - Asphalt

Actual Use: 610 - Parks & Playing Fields

Tenure: 54 - Municipal or Reg District (Unoccupied & Parks)

ALR:

Land Dimension: 758139 Land Dimension Type: Square Feet

Sales: Number Description

- #1 A NON-SALE occurred on 12 Jul 2011. The document # was BB1970644.
- #2 A NON-SALE occurred on 01 Jun 1982. The document # was K33395L.

Additional Owners:

Associated PIDs:

No Additional Owners

©BC Assessment

Report Date: Feb 08, 2013 Report Time: 02:19:08 PM  
Folio: For: PG39739  
Roll Year: 2013 Roll Number: 001-640-030-94-0000  
Area: 09 Jurisdiction: 200  
School District: 39  
Neighbourhood: 001 - POINT GREY  
Property Address: 4100/4196 4TH AVE W VANCOUVER BC V6R 4J5  
Owner Name: BC BUILDINGS CORP # of Owners: 1  
Owner Address: C/O IWS - MINISTRY OF CITIZENS' SERVICES ATTN PROPERTY TAX ANALYST  
PO BOX 9412 STN PROV GOVT VICTORIA BC V8W 9V1  
Document No: BB1970519  
PID: 007-225-491  
Legal Description: Block A, Plan VAP18336, District Lot 176, Group 1, New Westminster Land District, EXC  
PT IN REF PL VAP14457

2013 Value

Property Class	Land	Improvement
Business And Other	\$78865000	\$87000

Total Actual Value: \$78952000

2012 Value

Property Class	Land	Improvement
Business And Other	\$63950000	\$1295000

Total Actual Value: \$65245000

2011 Value

Property Class	Land	Improvement
Business And Other	\$53211000	\$1428000

Total Actual Value: \$54639000

Manual Class: C374 - Multipurpose Building

Actual Use: 620 - Government Buildings (Includes Courthouse, Post Office)

Tenure: 01 - Crown-Granted

ALR:

Land Dimension: 766500 Land Dimension Type: Square Feet

Sales: Number Description  
#1 A NON-SALE occurred on 12 Jul 2011. The document # was BB1970519.

Additional Owners: Associated PIDs:

No Additional Owners

©BC Assessment

Report Date: Feb 08, 2013 Report Time: 02:20:48 PM  
Folio: For: PG39739  
Roll Year: 2013 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 641-800  
BURRARD ST VANCOUVER BC V6Z 2V8

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

2013 Value

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

Total Actual Value: \$234600000

2012 Value

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

Total Actual Value: \$233996000

2011 Value

Property Class	Land	Improvement
Residential	\$211019000	\$1942000
Business And Other	\$26081000	\$1764000

Total Actual Value: \$240806000

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