

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: September 8, 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

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.

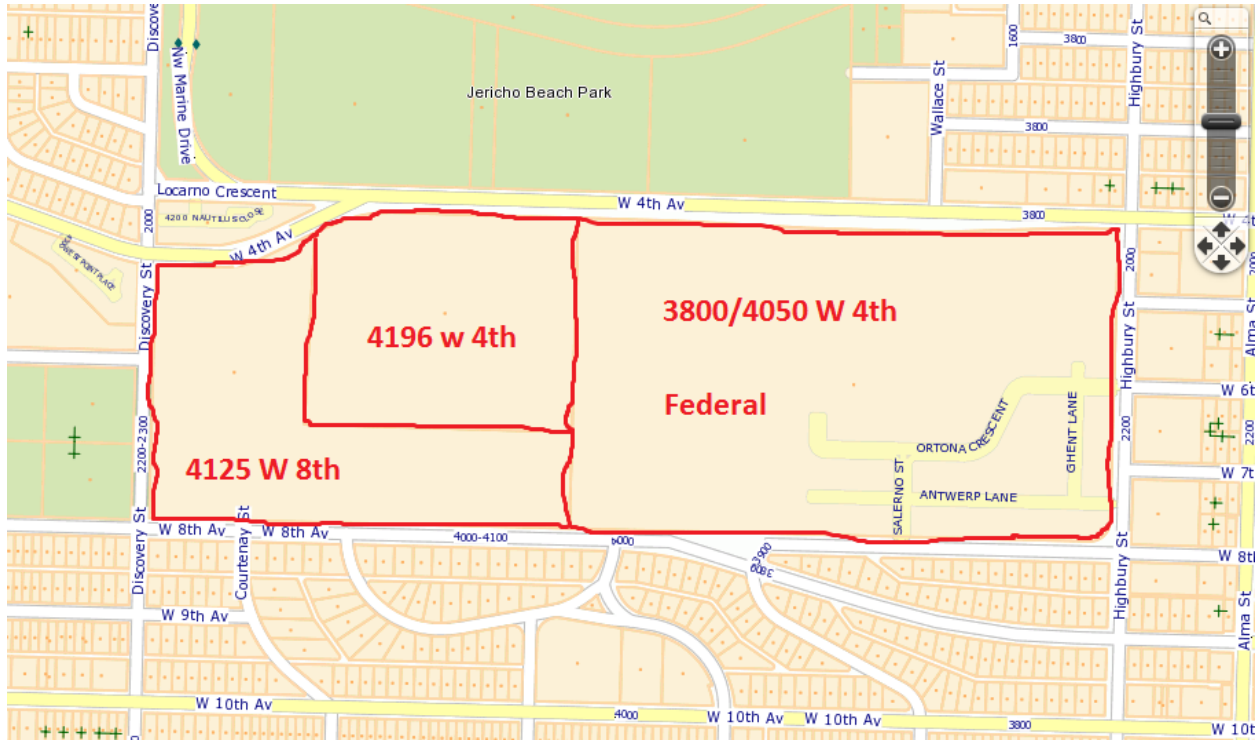
<p>UNION BID REJECTED</p> <p>The Labor Relations Board has rejected a bid by the Pulp and Paper Workers of Canada to have a rival union decertified at a Nanaimo pulp mill.</p> <p>The FPWC, formed by workers who left the International Brotherhood of Pulp, Sulphite and Paper Mill Workers to protest a lack 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>BIT</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-gericho-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 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>
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

**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-

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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>

I have a meeting scheduled with the Canada Lands Company on September 29 and will update this document with any additional information after this meeting.

Additional background material

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