

## 2015 Information Note Advice to Minister

**Date:** April 28, 2015

**Cliff #:** 102363

**Issue:** April 29, 2015 – Public Meeting regarding Jericho Lands

### **Conclusion / Next Steps (if any):**

- On Oct. 1, 2014, the federal government announced a joint venture between the Musqueam, Squamish, and Tsleil-Waututh First Nations and Canada Lands Corporation (CLC) for the purchase of the Jericho Garrison Lands for \$237 million.
- This property is 53 acres, and is adjacent to the provincial parcel. This announcement led to queries directed toward the Province on its future plans for its 38.4 acre parcel.
- A public meeting has been organized by the Point Grey Resident's Association for April 29, 2015 at the West Point Grey Academy to discuss the Federal parcel and next steps.
- The local MLA and a CLC representative will be speaking to residents.

### **Suggested Response:**

- In recent months, we have begun to engage in more formal discussions with First Nations to explore potential opportunities.
- Ministry staff are in regular contact with the local First Nations and have built a good relationship.
- We have a legal duty to consult with First Nations when selling Crown owned land, and this is an obligation that we are committed to completing before any further process begins.
- Federal Lands to the East have already gone through consultations with the First Nations and they are now having a broader discussion in the community.
- We won't prejudge the outcome of our discussions – we are interested in what the First Nations have to say and what opportunities may be presented.

### **Background / Facts:**

- The Provincial Jericho Lands are managed by the Real Property Division (RPD) on behalf of the Province. The site is bordered on the north by West 4th Avenue, south by 8th Avenue, east by federal government owned lands and west by an unopened road allowance. The property is considered surplus to provincial program needs.

The Province manages the site on a cost recovery versus market basis.

- The Jericho Lands currently have tenants on the property. West Point Grey Academy (WPGA) has a lease that expires in 2020. s.17

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There are also two leases with the City of Vancouver for operating a recreation centre and daycare facility. These are on a month to month basis.

- The Musqueam, Squamish and Tsleil-Waututh First Nations are impacted by the rights and title issues related to Jericho Lands. If a lease were to be extended for WPGA, the First Nations would have to be consulted.

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The anticipated community consultation and rezoning process could take up to two years to complete.

- The Release of Assets for Economic Generation (RAEG) project team is currently having an appraisal done on the property and an environmental investigation.
- In 2012, when the ministry first learned of the federal government's intention, RPD commissioned an appraisal including the future growth and develop potential of the Provincial Jericho Lands. The Altus Group prepared the report, 'Evaluation of the Development Potential of the Provincial Jericho Lands' at an approximate cost of \$60,000.
- In Feb. 2014, the federal government publicly announced plans to work with a First Nations consortium to develop a plot of 53 acres which is adjacent to the provincial parcel.
- During the budget estimates debates in July 2013, Minister Wilkinson said in response to a question regarding plans for community consultation, "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."
- During the budget estimates debates in April 2015, when asked about the status of the lands, Minister Virk stated "I can confirm...that in recent months we have begun to engage in more formal discussions and we won't certainly pre-judge the outcomes of these discussions. We're certainly interested in what they have to say and what opportunity is presented and First Nations are certainly noted and we're happy to explore the opportunity with First Nations should an offer eventually materialize."

- The City of Vancouver has previously indicated their preference for both parcels (federal and provincial) to be master planned together. This community consultation and rezoning process could take up to two years to complete.

**General background on consultation process:**

1. The City creates a policy statement for a specific property that is open for potential development. This is done in collaboration with the developer/ buyer.
2. The City then undertakes the community engagement process on land use, typically consisting of town hall meetings, mail outs and other communications as appropriate.
3. Results are then overlaid with the higher level policies of the City to reach a decision.

**Analysis:**

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Consultation will take several months.

Ministry staff have just recently approached the three interested First Nations to enter talks.

**Attachment(s):** N/A

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