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**MINISTRY OF LABOUR, CITIZENS' SERVICES AND OPEN GOVERNMENT**

**BRIEFING NOTE**

**Prepared by: Citizens' Services and Open Government**

Ref: 93673

Date: May 11, 2011

**I PREPARED FOR:** Sarf Ahmed, ADM  
**FOR INFORMATION**  
**TOPIC:** Jericho Lands

**II ISSUE:**  
Status of Jericho Lands, Vancouver

**III BACKGROUND:**

The Jericho Lands constitute a 38.4-acre former institutional property in Vancouver's West Point Grey neighbourhood managed by Shared Service BC (SSBC) on behalf of the Province. The site is bordered on the north by West 8th Avenue, south by 4th Avenue, east by Federal Government lands and west by an unopened road allowance.

The lands historically supported the Jericho Hill School for the Deaf. That school, and the Justice Institute of British Columbia, vacated in the 1990s. The site remains surplus to provincial program needs.

Site buildings and services are old and close to the end of their functional lives. A substantial program of repair, upgrades and recurring maintenance is necessary to enable ongoing utilization. The buildings would likely be demolished if vacant to minimize costs.

In 1996, to offset holding costs, the majority of the site and buildings was leased to the West Point Grey Academy (the Academy), a private school serving over 900 students from kindergarten to grade 12. The City of Vancouver Parks Board (Parks Board) also leases two site buildings for municipal recreation purposes and sublets facilities to the West Point Grey Community Centre (WGPCC) for a variety of community programs and to three daycares.

The Academy lease was recently renewed with an expiry date of June 30, 2020. The lease contains a termination clause that can be exercised with two years notice in the event that the Province requires the lands for First Nations claims settlement purposes. Renewal discussions continue for the City of Vancouver Parks Board.

The lands are currently assessed at a value of \$106 million for tax purposes.

**IV DISCUSSION:**

The Province does not have any plans to develop or dispose of the site at this point in time; however, Deputy Minister's Council for Transformation and Technology/DM's Capital Committee will be looking at future uses of all our strategic land holdings including Jericho. Both the Musqueam Band and the Squamish First Nation have expressed interest in the site and have asserted that it falls within their traditional lands.

Archaeological review indicates that the Musqueam people formerly occupied a village site on Jericho beach, below the SSBC property. That village was abandoned and later occupied by the Squamish people around 1850. Hence, both claims are considered to have some substance.

The site tenancies provide sufficient revenue to offset site holding costs.

## RECOMMENDATION

**PREPARED BY:**

Dyne Torgeson  
Executive Lead Real Estate  
Management  
Integrated Workplace Solutions  
250 952-8379

## REVIEWED BY:



# APPROVAL SLIP

\*Please build in two  
business days for  
executive approval  
where applicable

|                               |        |      |
|-------------------------------|--------|------|
| PROGRAM AREA:<br>(Start Date) | May 16 | 2011 |
| *ADM OFFICE:                  | May 18 | 2011 |
| *EFO OFFICE:                  |        | 2011 |
| *COO OFFICE:                  |        | 2011 |
| *DM OFFICE:                   |        | 2011 |
| *MINISTER'S OFFICE:           |        | 2011 |

Document For:  
ADM

Document Type:  
IBN

CLIFF #:

**93673**

Subject:

**93673 ADM IBN Jericho**

Branch Contact:

**Beth Howard**

Branch Phone #:

**250-952-8449**

| Date<br>Sent/Received | Approvals  | Final<br>Approval<br>(Initials) | Date<br>Approved | Approval<br>Comments |
|-----------------------|--|---------------------------------|------------------|----------------------|
|                       | Drafter: Doug Shepherd   | DS                              | May 16           |                      |
|                       | Manager or Director: Andy Schimmel   | AS                              | May 16           |                      |
|                       | PROGRAM AREA - Executive Lead: Dyne<br>Torgeson  | DT                              | May 16           |                      |
|                       | ADM - Finance staff (If required):   |                                 |                  |                      |
|                       | ADM OFFICE - Assistant Deputy Minister:  |                                 |                  |                      |
|                       | EFO OFFICE ADM/Executive Financial Officer:<br>Brad Grundy<br>• Governance and Financial Reporting: _____<br>• Budgeting and Financial Analysis: _____ |                                 |                  |                      |
|                       | Acting Director – Corporate Priorities<br>Vanessa Ginger   |                                 |                  |                      |
|                       | COO OFFICE - Chief Operating Officer:<br>Bert Phipps   |                                 |                  |                      |
|                       | CITZ Executive Correspondence Unit (ECU)   |                                 |                  |                      |
|                       | DM OFFICE - Deputy Minister:<br>Kim Henderson  |                                 |                  |                      |
|                       | CITZ Executive Correspondence Unit (ECU)   |                                 |                  |                      |
|                       | PAB - Communications Director:<br>David Greer  |                                 |                  |                      |
|                       | MINISTER'S OFFICE - Minister:<br>Honourable Stephanie Cadieux  |                                 |                  |                      |

Special Instructions and or Comments: (Special rush or approval instructions etc.)



UPDATED-March 15, 2011- (MMS - 250 356-5075)

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**Pyper, John ABR:EX**

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**From:** Torgeson, Dyne D SSBC:EX  
**Sent:** Thursday, May 26, 2011 2:28 PM  
**To:** Pyper, John ABR:EX  
**Subject:** Re: Briefing Note - potential language

Thanks for the input, John. I'll do further work on this and send you a final draft when completed. I would appreciate a copy of your draft note to make sure we are on the same page. I would also like to make our Minister aware of your meeting with the FN if that's ok. Thoughts. When is it happening and the stated purpose. Thanks

**From:** Pyper, John ABR:EX  
**Sent:** Thursday, May 26, 2011 01:06 PM  
**To:** Torgeson, Dyne D SSBC:EX  
**Subject:** Briefing Note - potential language

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s.16



Many thanks!

Cory Herrera, Senior Negotiator  
Negotiations and Regional Operations Division  
Ministry of Aboriginal Relations & Reconciliation  
3rd floor, 2957 Jutland Road  
Victoria, BC V8T 5J9

T: 250.356.1199  
F: 250.387.0887

cory.herrera@gov.bc.ca

---

**From:** Williams, Duncan FLNR:EX  
**Sent:** Friday, May 13, 2011 11:01 AM  
**To:** 'Joe Gormley'  
**Cc:** Herrera, Cory ABR:EX; Steves, Gregory SG:EX; Cavelti, John EDUC:EX  
**Subject:** RE: Four Properties in Vancouver Area

Hi Joe,

For MARR it would be Cory Herrea, Housing... Greg Steves, Education ....John Cavelti

Duncan Williams  
Executive Director  
Tenures  
Tenures, Competitiveness and Innovation Division  
Ministry of Forests, Lands and Natural Resource Operations  
Work: 250-387-1810  
Cell: 250-812-2418

---

**From:** Joe Gormley [mailto:Joe.Gormley@pwgsc-tpsgc.gc.ca]  
**Sent:** Friday, May 13, 2011 10:30 AM  
**To:** Williams, Duncan FLNR:EX  
**Subject:** Four Properties in Vancouver Area

Hello Mr. Williams:

We are following up on Peter Walter's letter of February 14, 2011 where the Provincial government has a public purpose related interest in four properties in the Vancouver area. That letter identified three Ministries: Ministry of Education, Ministry of Housing and Ministry of Aboriginal Relations and Reconciliation. We would like to contact people in those three Ministries to clarify their interests. Will you please provide me with the names and contact information of the people we should be in touch with.

Thank you.

Best Regards  
Joe

---

Joe Gormley  
Senior Real Estate Advisor  
Public Works and Government Services Canada  
641 - 800 Burrard Street  
Vancouver, BC  
V6Z 2V8  
Phone: 604-775-9337  
Fax: 604-775-6634  
e-mail: [joe.gormley@pwgsc.gc.ca](mailto:joe.gormley@pwgsc.gc.ca)

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**MINISTRY OF LABOUR, CITIZENS' SERVICES AND OPEN GOVERNMENT**

**BRIEFING NOTE**

**Prepared by: Citizens' Services and Open Government**

Ref: 93673

Date: June 3, 2011

**I PREPARED FOR:** Honourable Stephanie Cadieux, Minister  
**FOR INFORMATION**  
**TOPIC:** Jericho Lands

**II ISSUE:**  
Status of Jericho Lands, Vancouver

**III BACKGROUND:**

The Jericho Lands constitute a 38.4 acre former institutional property in Vancouver's West Point Grey neighbourhood managed by Shared Services BC (SSBC) on behalf of the Province. The site is bordered on the north by West 8th Avenue, south by 4th Avenue, east by Federal Government lands and west by an unopened road allowance.

The lands historically supported the Jericho Hill School for the Deaf. Jericho Hill School and the Justice Institute of British Columbia vacated in the 1990s. The site remains surplus to provincial program needs.

Site buildings and services are old and close to the end of their functional lives. A substantial program of repair, upgrades and recurring maintenance is necessary to enable ongoing utilization. If vacant, the buildings would likely be demolished to minimize costs.

In 1996, to offset holding costs, the majority of the site and buildings were leased to the West Point Grey Academy (the Academy), a private school serving over 900 students from kindergarten to grade 12. The City of Vancouver Parks Board (Parks Board) also leases two site buildings for municipal recreation purposes and sublets facilities to the West Point Grey Community Centre (WGPCC) for a variety of community programs and to three daycares.

The Academy lease was recently renewed with an expiry date of June 30, 2020. The lease contains a termination clause that can be exercised with two years notice in the event that the Province requires the lands for First Nations claims settlement purposes. Renewal discussions continue for the City of Vancouver Parks Board.

The lands are currently assessed at a value of \$106 million for tax purposes.

**IV DISCUSSION:**  
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s.13,s.16

The Province does not have any plans to develop or dispose of the site at this point in time. Both the Musqueam Band and the Squamish First Nation have expressed interest in the site and have asserted that it falls within their traditional lands.

s.13,s.16

The site tenancies provide sufficient revenue to offset site holding costs.

V **CONCLUSION:**

s.13,s.16

Attachment: Questions and Answers for Jericho Lands, Shared Services BC

**PREPARED BY:**

Dyne Torgeson  
Executive Lead  
Real Estate Management  
Integrated Workplace Solutions  
250 952-8379

**REVIEWED BY:**

Sarf Ahmed  
Assistant Deputy Minister  
Integrated Workplace Solutions

*Reviewed  
By SA*

Bert Phipps  
Chief Operating Officer  
Shared Services BC

*Reviewed  
By AOP*

Kim Henderson  
Deputy Minister  
Ministry of Labour, Citizens' Services and  
Open Government

*Reviewed  
By KH*

## **Attachment**

### **Questions and Answers for:**

#### **Jericho Lands, Shared Services BC (updated May 2011)**

---

##### **What are the Jericho lands?**

The Jericho site encompasses 38.4 acres in the West Point Grey area of Vancouver, situated between West 8th Avenue and 4th Avenue, immediately west of the Federal Government lands.

##### **What was it used for?**

The site formerly accommodated the Jericho Hill School for the Deaf. That school, along with the Justice Institute of BC, vacated in the 1990s.

##### **What is it being used for now?**

The larger portion of the site is leased to the West Point Grey Academy, which operates a private school for kindergarten through grade 12. Some facilities are also leased to the City of Vancouver for recreation and for community use through sublease arrangements to the West Point Grey Community Association and with three daycares.

##### **Does the government have plans for development?**

The Province has no plans to develop the property.

##### **Why hasn't the property been sold or developed?**

The Province has committed to retain the site pending completion of land settlement discussions with First Nations.

##### **Is the site subject to First Nations' land claims?**

The Musqueam Indian Band and the Squamish First Nation have both asserted the site is within traditional settlement lands.

##### **What are the current plans for the site?**

There are no plans to change the use of the site at this time. The Province recently completed a 10 year renewal of the West Point Grey Academy lease. The Province also expects to conclude agreements that will allow the other site occupants to continue to use the site and operate their programs.

##### **Does the renewal of the West Point Grey Academy lease compromise the ability to address First Nations' claims?**

No, the lease includes a provision for termination on two years notice should the land be required for settlement purposes.

**Could you please explain the claims that the relevant First Nations have asserted to the Jericho Lands?**

Outline of First Nations claims to the Jericho Lands:

- The Musqueam Nation, Tsleil-Waututh Nation, and the Squamish Nation have filed a Statement of Intent with the BC Treaty Commission that includes the area surrounding the Jericho Lands.
- The Musqueam Nation has directly expressed an interest in the Jericho Lands, in relation to possible treaty settlement lands (May 2005 letter to British Columbia Buildings Corporation and Premier Campbell).
- The courts have found that the Musqueam Nation has a prima facie (on the face of it) aboriginal title claim to lands nearby.
- The Archaeological Impacts Assessment and the Ethno historical Report on the Jericho Lands both indicate a historical village site was located at Jericho Cove on Jericho Beach. The reports suggest that this village, named Eyalmo, was occupied by Musqueam people at first contact in 1791 but was later abandoned by the Musqueam, perhaps in around the 1830's. This site was later re-occupied by Squamish First Nation in around 1850.
- Squamish First Nation occupation of the Jericho Beach village site near the time of sovereignty assertion (1846) suggests they may also have a prima facie claim to title as well as a prima facie claim to aboriginal rights in the area.

## **Attachment**

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#### **Jericho Lands, Shared Services BC (updated May 2011)**

---

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- Squamish First Nation occupation of the Jericho Beach village site near the time of sovereignty assertion (1846) suggests they may also have a prima facie claim to title as well as a prima facie claim to aboriginal rights in the area.

**Pyper, John ABR:EX**

---

**From:** Perry, Adam SSBC:EX  
**Sent:** Friday, January 29, 2010 4:14 PM  
**To:** Steves, Gregory SSBC:EX; Gestwa, Tricia L SSBC:EX  
**Cc:** Chan, Charles Y SSBC:EX; Schimmel, Andy SSBC:EX; Black, Becky AG:EX; Pyper, John ABR:EX  
**Subject:** Musqueam WPGA Consultation Meeting Notes - Jan 29th, 2010  
**Attachments:** Jericho - Musqueam FN Meeting January 29/01

All,

My notes on our meeting with the Musqueam First Nation are included below. I have also attached the Charles' notes to this email.

The meeting went well. I will follow up with all of you on Monday.

Tricia – Can you please be sure that this email and the post meeting email to Leona are included in our consultation log?

s.16

---

**Adam Perry**

Real Estate Services

Operations - Shared Services BC

Ministry of Citizens' Services

900-838 Hornby Street, Vancouver, BC V6Z 2G3

T: 604 680 2105 [adam.perry@gov.bc.ca](mailto:adam.perry@gov.bc.ca)

F: 604 680 3194 [www.sharedservicesbc.gov.bc.ca](http://www.sharedservicesbc.gov.bc.ca)

**Save paper. Please read this email online.**

**Pyper, John ABR:EX**

---

**From:** Chan, Charles Y SSBC:EX  
**Sent:** Friday, January 29, 2010 3:47 PM  
**To:** Perry, Adam SSBC:EX  
**Subject:** Jericho - Musqueam FN Meeting January 29/01

Adam, please find below the notes I have for the meeting this afternoon with the Musqueam band. Any questions, please let me know.

s.16



**Charles**

## **Pyper, John ABR:EX**

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**From:** Perry, Adam SSBC:EX  
**Sent:** Thursday, December 3, 2009 3:48 PM  
**To:** Black, Becky AG:EX; Pyper, John ABR:EX  
**Cc:** Steves, Gregory SSBC:EX; Gestwa, Tricia L SSBC:EX  
**Subject:** Final Drafts of Letters  
**Attachments:** Squamish Nation Consultation Letter - WPGA Lease.docx; Musqueam Indian Band Consultation - WPGA Lease.docx

Becky/John,

We are prepared to send the letters out to the respective First Nations. I only have 1 meeting tomorrow from 9 to 10am and am otherwise available to chat.

Any insight you could offer would be much appreciated.

Thanks,

Adam

---

**Adam Perry**  
Operations Division - Shared Services BC  
Ministry of Citizens' Services  
700-865 Hornby Street Vancouver BC V6Z 2G3  
T:604.660.3165 [adam.perry@gov.bc.ca](mailto:adam.perry@gov.bc.ca)  
C:604.838.0165 [www.sharedservicesbc.gov.bc.ca](http://www.sharedservicesbc.gov.bc.ca)  
F:604.660.3114

Nov, 2009

**VIA COURIER**

Squamish Nation  
PO Box 86131  
North Vancouver, BC V7L 4J5

Dear Chief Bill Williams and Council:

**Re: Proposed Lease Renewal with West Point Grey Academy on Jericho Lands**

- **4180 4<sup>th</sup> Avenue, Vancouver** - PID 007-225-491 Block A, Except Part in Reference Plan 14457, District Lot 176 Plan 18336
  - **4125 W. 8<sup>th</sup> Avenue, Vancouver** - PID 007-020-961 Block C, Plan 19402, District Lot 176, New Westminster Land District Plan 19402
- 

Accommodation and Real Estate Services (ARES) and the Squamish Nation have been engaged in consultation regarding the proposed 10 year lease of the Jericho Lands (the "Lands") to West Point Grey Academy (WPGA). At our meeting on Oct 9<sup>th</sup>, 2008 ARES provided you with information on the proposed terms of the lease. We also discussed WPGA's plan to construct a new all-weather soccer field on the site.

s.16

The measures outlined in this letter are intended to address the concerns and interests you have raised during consultation. ARES is interested in receiving your feedback on these measures. If you would like to meet in person please provide a response indicating your availability. We would appreciate a response to this letter by 30 days from delivery. If you have any further questions please contact

|  |   |   |   |
|--|---|---|---|
| <b>Ministry of<br/>Labour and Citizens' Services</b> | Accommodation and<br>Real Estate Services<br>Shared Services BC | Mailing Address:<br>3350 Douglas Street<br>Victoria, BC V8Z 3L1 | Location:<br>3 <sup>rd</sup> floor, 3350 Douglas Street<br>Phone: 250 952-8380<br>Fax: 250 952-8285<br>Web: <a href="http://www.bcbc.bc.ca">http://www.bcbc.bc.ca</a> |
|--|---|---|---|

[gregory.steves@gov.bc.ca](mailto:gregory.steves@gov.bc.ca) or send your correspondence to the mailing address listed below. We look forward to hearing from you in the near future.

Sincerely,

Greg Steves  
Director, Strategic Real Estate Partnerships  
Real Estate Services  
Direct Line: (250) 952-4924  
Direct Fax: (250) 952-8285

Dec, 2009

**VIA COURIER**

Musqueam Indian Band  
6735 Salish Drive  
Vancouver, BC V6N 4C4

Dear Leona Sparrow:

**Re: Proposed Lease Renewal with West Point Grey Academy on Jericho Lands**

- 4180 4<sup>th</sup> Avenue, Vancouver - PID 007-225-491 Block A, Except Part in Reference Plan 14457, District Lot 176 Plan 18336
- 4125 W. 8<sup>th</sup> Avenue, Vancouver - PID 007-020-961 Block C, Plan 19402, District Lot 176, New Westminster Land District Plan 19402

Accommodation and Real Estate Services (ARES) and the Musqueam Indian Band have been engaged in consultation regarding the proposed 10 year lease of the Jericho Lands (the "Lands") to West Point Grey Academy (WPGA). At our meeting on March 25<sup>th</sup>, 2009, ARES provided you with information on the proposed terms of the lease. We also discussed WPGA's plan to construct a new, all-weather soccer field on the Lands.

s.16

ARES has also reviewed your request for an economic benefit sharing arrangement. Due to unresolved and competing rights and title claims to the Lands, ARES is not able to enter into such an arrangement with the Musqueam Indian Band at this time.

|                                   |   |   |   |
|-----------------------------------|---|---|---|
| Ministry of<br>Citizens' Services | Operations Division - Shared<br>Services BC | Mailing Address:<br>3350 Douglas Street<br>Victoria, BC V8Z 3L1 | Location:<br>3 <sup>rd</sup> floor, 3350 Douglas Street<br>Phone: 250 952-8380<br>Fax: 250 952-8285 |
|-----------------------------------|---|---|---|

The measures outlined in this letter are intended to address the concerns and interests you have raised during consultation. ARES is interested in receiving any feedback on these measures. If you would like to meet in person please provide a response indicating your availability. We would appreciate a response to this letter by 30 days from delivery. If you have any further questions, please contact [gregory.steves@gov.bc.ca](mailto:gregory.steves@gov.bc.ca) or send your correspondence to the mailing address listed below. We look forward to hearing from you in the near future.

Sincerely,

Greg Steves  
Director, Strategic Real Estate Partnerships  
Real Estate Services  
Direct Line: (250) 952-4924  
Direct Fax: (250) 952-8285

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**From:** Perry, Adam SSBC:EX  
**Sent:** Friday, November 20, 2009 4:52 PM  
**To:** Black, Becky AG:EX; Pyper, John ABR:EX  
**Cc:** Steves, Gregory SSBC:EX; Schlesiger, Gerald SSBC:EX; Schimmel, Andy SSBC:EX  
**Subject:** s.16

Becky/John,

Could you please have a look at the following letters and provide comments?

Any input and insight on consultation strategy would be much appreciated.

My goal is to have these letters in final draft by Wednesday of next week.

Have a great weekend.

Adam

---

**Adam Perry**  
Planner – Strategic Properties  
Accommodation and Real Estate Services  
Shared Services BC  
Ministry of Citizens' Services  
700-865 Hornby Street, Vancouver, BC V6Z 2G3  
T:604.660.3165 [adam.perry@gov.bc.ca](mailto:adam.perry@gov.bc.ca)  
C:604.838.0165 <http://www.shareservicesbc.gov.bc.ca/>  
F:604.660.3114  
Save paper, please read this email online.



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**Pyper, John ABR:EX**

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**From:** Herrera, Cory ABR:EX  
**Sent:** Friday, May 13, 2011 11:26 AM  
**To:** Pyper, John ABR:EX  
**Subject:** FW: Head's Up -- Potential discussion regarding possible Treaty Settlement Land -- Four Properties in Vancouver Area  
**Attachments:** 170578 - Letter to Wes Shoemaker.pdf

The original w/ attachment! ☺

Cory Herrera, Senior Negotiator  
Negotiations and Regional Operations Division  
Ministry of Aboriginal Relations & Reconciliation  
3rd floor, 2957 Jutland Road  
Victoria, BC V8T 5J9

T: 250.356.1199  
F: 250.387.0887

[cory.herrera@gov.bc.ca](mailto:cory.herrera@gov.bc.ca)

**From:** Herrera, Cory ABR:EX  
**Sent:** Friday, May 13, 2011 11:15 AM  
**To:** Porter, Charles ABR:EX  
**Cc:** Beedle, Bronwen ABR:EX  
**Subject:** FW: Head's Up -- Potential discussion regarding possible Treaty Settlement Land -- Four Properties in Vancouver Area

Charles,

s.16

Many thanks!

Cory Herrera, Senior Negotiator  
Negotiations and Regional Operations Division  
Ministry of Aboriginal Relations & Reconciliation  
3rd floor, 2957 Jutland Road  
Victoria, BC V8T 5J9

T: 250.356.1199  
F: 250.387.0887

[cory.herrera@gov.bc.ca](mailto:cory.herrera@gov.bc.ca)

---

**From:** Williams, Duncan FLNR:EX  
**Sent:** Friday, May 13, 2011 11:01 AM  
**To:** 'Joe Gormley'  
**Cc:** Herrera, Cory ABR:EX; Steves, Gregory SG:EX; Cavelti, John EDUC:EX  
**Subject:** RE: Four Properties in Vancouver Area

Hi Joe,

For MARR it would be Cory Herrea, Housing... Greg Steves, Education ....John Cavelti

Duncan Williams  
Executive Director  
Tenures  
Tenures, Competitiveness and Innovation Division  
Ministry of Forests, Lands and Natural Resource Operations  
Work: 250-387-1810  
Cell: 250-812-2418

---

**From:** Joe Gormley [<mailto:Joe.Gormley@pwgsc-tpsgc.gc.ca>]  
**Sent:** Friday, May 13, 2011 10:30 AM  
**To:** Williams, Duncan FLNR:EX  
**Subject:** Four Properties in Vancouver Area

Hello Mr. Williams:

We are following up on Peter Walter's letter of February 14, 2011 where the Provincial government has a public purpose related interest in four properties in the Vancouver area. That letter identified three Ministries: Ministry of Education, Ministry of Housing and Ministry of Aboriginal Relations and Reconciliation. We would like to contact people in those three Ministries to clarify their interests. Will you please provide me with the names and contact information of the people we should be in touch with.

Thank you.

Best Regards  
Joe

---

Joe Gormley  
Senior Real Estate Advisor  
Public Works and Government Services Canada  
641 - 800 Burrard Street  
Vancouver, BC  
V6Z 2V8  
Phone: 604-775-9337

Fax: 604-775-6634  
e-mail: [joe.gormley@pwgsc.gc.ca](mailto:joe.gormley@pwgsc.gc.ca)



Public Works  
Government Services  
Canada

Travaux publics et  
Services gouvernementaux  
Canada

641-800 Burrard Street  
Vancouver, BC  
V6Z 2V8  
Phone: 604-775-9337  
Fax: 604-775-9364  
E-mail: joe.gormley@pwgsc.gc.ca

Deputy Minister  
Ministry of Agriculture and Lands  
P.O. Box 9120, Stn Prov Govt  
Victoria, BC  
V8W 9B4

Attention: Mr. Wes Shoemaker

Dear Mr. Shoemaker:

The purpose of this letter is to inform you that the Department of National Defence (DND), the Department Public Works and Government Services (PWGSC) and Department of Fisheries and Oceans (DFO) are seeking to divest four properties in the Vancouver area.

1. Jericho - Vancouver - DND
2. Fairmont Complex - Vancouver - PWGSC
3. Portion of the West Vancouver Lab Site - DFO
4. New Westminster Marine Station - DFO

These properties meet the Treasury Board definition of strategic disposals, which according to policy would entail the selling of these properties to Canada Lands Company, a federal crown Corporation. Canada Lands Company is subject to municipal zoning and will engage in the municipal planning process.

The federal disposal process requires that identification and assessment of federal and non-federal stakeholder policy or program interests in the site, are assessed prior to any transfers. Would you therefore please advise if the Province of British Columbia has a public purpose related interest in those properties located in Vancouver that should be taken into account prior to a transfer to Canada Lands Company?

As part of the disposal process representatives from the three departments will be meeting with First Nations. Should you have any questions please contact me at (604) 775-9337.

Yours truly,

Joe Gormley  
Senior Real Estate Advisor  
Real Estate Services

cc: Nancy Shaver, DND- Ottawa  
Noel Taylor, DFO-Vancouver

Encl.

Canada

DEPUTY MINISTER OF  
AGRICULTURE AND LANDS

Referral # 170578

Refer to: Wes Shoemaker

Received JUL - 5 2010

DM Response ☐ Reply Direct ☐ InfoFile ☐

Briefing Note ☐ N/A ☐ Speaking Notes ☐

Other: June 30, 2010

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**Fact Sheet**  
**Divestiture of Surplus Federal Real Property**

**Property Identification**

City: Vancouver, British Columbia  
Street Address: Heather Street and 37<sup>th</sup> Avenue West  
General Description: Fairmont Complex - RCMP Divisional Headquarters  
Legal Description: Three titled parcels <sup>i</sup>  
DFRP Property Numbers: 10164; 11664; and 28685  
Property is Available: approximately January 1, 2013

**Custodian and Contact**

Custodian Department: Public Works and Government Services Canada <sup>ii</sup>  
Custodian Contact: Gillian Stroyan, Regional Manager, Owner/Investor  
PWGSC Contact: Joe Gormley, A/Regional Manager, Real Estate Services  
telephone: 604-775-9337

**Property Description**

Parcel Size (hectare): 8.5 (includes 0.1502 hectare land for RCMP Forensic Laboratory)  
Topography: Generally level; gentle slope down to north and west  
Access: Heather Street, 37<sup>th</sup> or 33<sup>rd</sup> Avenue West, municipal lane  
Building Description: Public office, training, storage, and laboratory buildings <sup>iii</sup>  
Zoning: Comprehensive Development District (CD-1 80 and 52A)  
Services: Municipal services  
Surrounding Use: Mixed institutional and residential  
Environmental Issues: Underground Storage Tank site remediation completed, no further work recommended as in 2004 assessment report

**Improvements**

Age: 1912 - 1990  
Condition:

**History**

Acquisition Date: 1920; 1979 and 1981 <sup>iv</sup>  
Purchased From: Western Residential Schools Ltd; Workers Compensation  
Amount Paid: Refer to footnote V  
History: Acquired for RCMP Divisional Headquarters

**Assessment for PILT**

Land Assessment: \$76,200,000  
Building Assessment: \$ 3,735,000  
Total Assessed Value: \$79,935,000  
Year of Assessment: 2009  
Payment in Lieu of Tax: \$ 1,584,157  
PILT Year: 2009

**Remarks**

## Fact Sheet

### Divestiture of Surplus Federal Real Property

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#### <sup>i</sup> Legal Descriptions:

PID: 015-991-512 Block 838 (Reference Plan 736), Group 1, New Westminster District except the South 300 feet (see 208823L), District Lot 526;

PID: 015-991-466 The South 300 feet (see 208823L) of Block 838 (Reference Plan 736) District Lot 526,; and

PID: 009-958-461 Lot "A" (Reference Plan 3733), Block 839, District Lot 526, Group 1, New Westminster District, Plan 6431

<sup>ii</sup> RCMP is custodian of Forensic Laboratory Site (DFRP 16864)

#### <sup>iii</sup> Ten Buildings:

|                              | Year:   | Address:                         | Floor Area m2: |
|------------------------------|---------|----------------------------------|----------------|
| 1. Operations Building       | 1953    | 5255 Heather Street              | 12,100         |
| 2. Administration Building   | 1955    | 657 37 <sup>th</sup> Avenue West | 7,807          |
| 3. Annex Building (Barracks) | 1968    | 4949B Heather Street             | 530            |
| 4. Forensic Laboratory       | 1973    | 5201 Heather Street              | 3,976          |
| 5. VIP Security (Trailer)    | 1972    | 4951 Heather Street              | 325            |
| 6. Fairmont Training Academy | 1912    | 4949 Heather Street              | 2,578          |
| 7. Generator Building        | 1993    | 657 37 <sup>th</sup> Avenue West | 21             |
| 8. Storage Building          | 1986    | 4949 Heather Street              | 17             |
| 9. PCB Storage Building      | 1990    | 657 37 <sup>th</sup> Avenue West | 15             |
| 10. Storage Building         | unknown | 657 37 <sup>th</sup> Avenue West | 11             |

#### <sup>iv</sup> History:

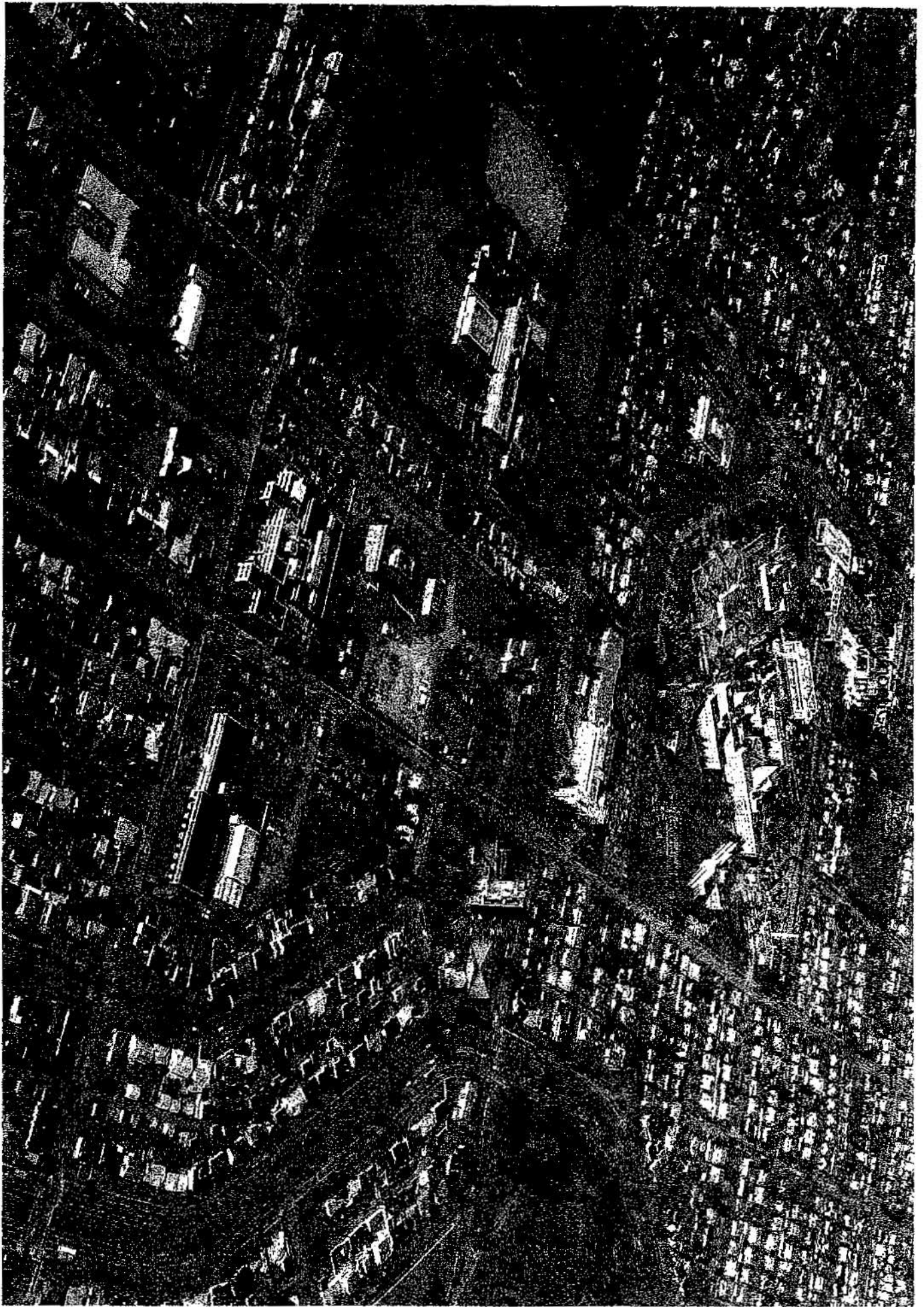
PID: 015-991-512 containing 44,863 m2 (PWGSC) plus 1,502 m2 (RCMP)  
Purchased in 1920 from Western Residential Schools Limited for \$275,000.00  
Academy Building

PID: 015-991-466 containing 13,929 m2

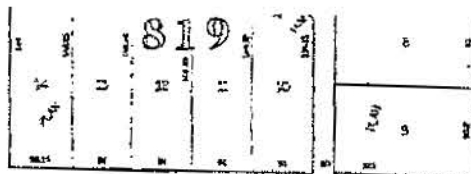
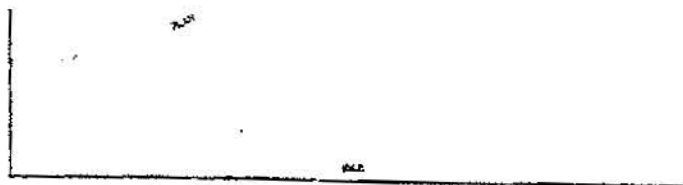
Purchased in 1979 from Workers' Compensation Board for \$7,500,000.00  
Public Building

PID: 009-958-461 containing 24,871 m2

Purchased in 1981 from Workers' Compensation Board for \$6,400,000.00  
Public Building



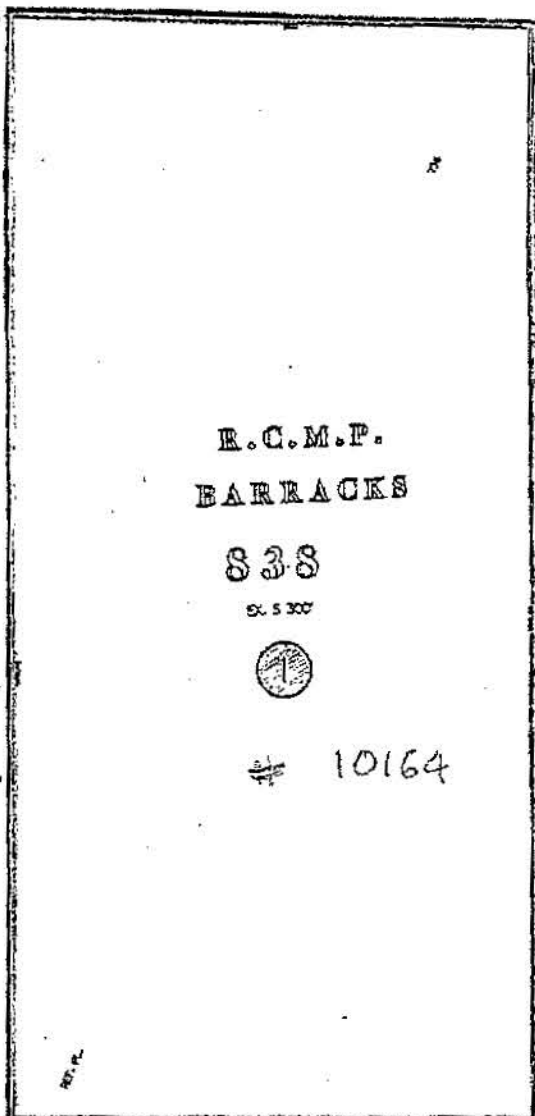
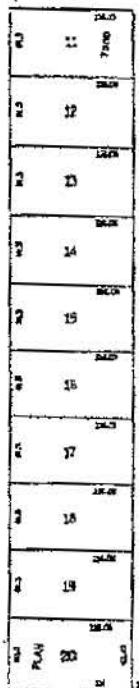
WIL



THIRTY-THIRD AVE.



THIRTY-FIFTH AVE.



R.C.M.P.  
BARRACKS

838

5' 5' 300'



# 10164



# 11664

5' 5' 300'



MC GUIGAN

AVE.

ASH  
ST.



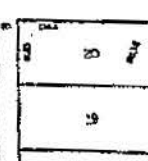
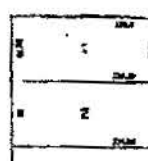
# 28685

HEATHER ST.

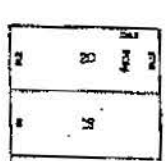
OW ST.



LIE ST.



ST.



**Fact Sheet**  
**Divestiture of Surplus Federal Real Property**

**Property Identification**

City: Vancouver, BC  
Street Address: 405 West 4<sup>th</sup> Avenue  
General Description: Jericho Beach Military Headquarters  
Legal Description: PID: 010-592-695  
DFRP Property Number: 16861  
Property is Available:

**Custodian and Contact**

Custodian Department: National Defence  
Custodian Contact: Nancy Shaver, 613-995-6900  
PWGSC Contact:

**Property Description**

Parcel Size (hectare): 21.12 hectares or 52 acres  
Topography:  
Access: Paved entrance off of 4<sup>th</sup> Avenue  
Building Description: 4-storey office building, 66 homes and a 3-storey  
containing 44 units and a 1-storey vehicle maintenance  
Zoning: Residential (RS-1); & Comprehensive Development (CD-1 404)  
Services: Water, Sanitary Sewer, Hydro, Natural Gas  
Surrounding Use: Residential, park and school  
Environmental Issues: Remediation completed

**Improvements**

Age:  
Condition:

**History**

Acquisition Date: 1948  
Purchased From: Province of British Columbia  
Amount Paid: \$351,500.00  
History: Used as a military establishment

**Assessment**

Land Assessment: \$157,960,650  
Building Assessment: \$ 3,696,000  
Total Assessed Value: \$161,656,650  
Year of Assessment: 2009  
Payment in Lieu of Tax: \$981,479  
PILT Year: 2009

**Remarks**

Site declared surplus in 1995 Budget

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JERICO BEACH

VANCOUVER, BC

Canada



**Fact Sheet**  
**Divestiture of Surplus Federal Real Property**

**Property Identification**

|                        |  |
|------------------------|--|
| City:                  | West Vancouver, BC                     |
| Street Address:        | Marine Drive                           |
| General Description:   | West Vancouver Laboratory Facility     |
| Legal Description:     | PID: 015-993757, 009-728490, 009728481 |
| DFRP Property Number:  | 17096                                  |
| Property is Available: | Immediately                            |

**Custodian and Contact**

|                       |                              |
|-----------------------|------------------------------|
| Custodian Department: | Fisheries and Oceans Canada  |
| Custodian Contact:    | Noelani Taylor, 604-775-8813 |
| PWGSC Contact:        | Not Applicable               |

**Property Description**

|                        |                                  |
|------------------------|----------------------------------|
| Parcel Size (hectare): | 1.73                             |
| Topography:            | Sloping, rising to rear lot line |
| Access:                | Marine Drive or Burkehill Road   |
| Building Description:  | Vacant Land                      |
| Zoning:                | Residential                      |
| Services:              | At lot line                      |
| Surrounding Use:       | Single Family Residential        |
| Environmental Issues:  | Assessments Completed            |

**Improvements**

|            |                |
|------------|----------------|
| Age:       | None           |
| Condition: | Not Applicable |

**History**

|                   |   |
|-------------------|---|
| Acquisition Date: | 1968  |
| Purchased From:   | Great Northern Cannery Ltd.                       |
| Amount Paid:      |   |
| History:          | Used as a scientific research facility since 1968 |

**Assessment**

|                         |                                   |
|-------------------------|-----------------------------------|
| Land Assessment:        | \$11,510,000                      |
| Building Assessment:    | n/a                               |
| Total Assessed Value:   | \$11,510,000                      |
| Year of Assessment:     | \$2009                            |
| Payment in Lieu of Tax: | \$44,000 ( surplus portion only ) |
| PILT Year:              | 2009                              |

**Remarks**



DFO - West Vancouver Lab  
(3 lots shown in heavv outline)

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**Fact Sheet**  
**Divestiture of Surplus Federal Real Property**

**Property Identification**

|                        |   |
|------------------------|---|
| City:                  | New Westminster, BC                                   |
| Street Address:        | Foot of 19 <sup>th</sup> and 20 <sup>th</sup> Streets |
| General Description:   | New Westminster Marine Repair Station                 |
| Legal Description:     | PID: 013-513214                                       |
| DFRP Property Number:  | 17012   |
| Property is Available: | Immediately   |

**Custodian and Contact**

|                       |                              |
|-----------------------|------------------------------|
| Custodian Department: | Fisheries and Oceans Canada  |
| Custodian Contact:    | Noelani Taylor, 604-775-8813 |
| PWGSC Contact:        | Not Applicable               |

**Property Description**

|                        |  |
|------------------------|--|
| Parcel Size (hectare): | .76 hectares   |
| Topography:            | Level, sloping to riverfront                                       |
| Access:                | From 20 <sup>th</sup> Street, paved right of way over adjacent lot |
| Building Description:  | Industrial buildings, various size and configuration               |
| Zoning:                | M-2 Industrial District  |
| Services:              | Water, Sanitary Sewer, Storm Sewer, Natural Gas, Hydro             |
| Surrounding Use:       | Industrial   |
| Environmental Issues:  | Assessments Completed  |

**Improvements**

|            |              |
|------------|--------------|
| Age:       | Various      |
| Condition: | Fair to Poor |

**History**

|                   |  |
|-------------------|--|
| Acquisition Date: | 1938   |
| Purchased From:   | Canadian National Railway Company                            |
| Amount Paid:      | \$7,800  |
| History:          | Formerly used as a repair facility for marine infrastructure |

**Assessment**

|                         |  |
|-------------------------|--|
| Land Assessment:        | \$621,000                              |
| Building Assessment:    | \$36,300                               |
| Total Assessed Value:   | \$647,000                              |
| Year of Assessment:     | \$2009                                 |
| Payment in Lieu of Tax: | \$14,924 property tax paid by Licensee |
| PILT Year:              | n/a                                    |

**Remarks**

# DFO - New Westminster Marine Station

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# PLAN

SHOWING

PARTS OF LOTS 1 AND 2, SUBURBAN BLOCK 9

(Regd. Plan No. 2620)

CITY OF NEW WESTMINSTER, B.C.

Scale: 1 inch = 100 feet.

Compiled from Registered Plans  
Numbers 2620 and 5594.

APPROVED:  
CANADIAN NATIONAL RAILWAYS.

S. W. [Signature]

[Signature]

[Signature]

[Signature]

[Signature]

CERTIFIED CORRECT.

[Signature]  
B.C. LAND SURVEYOR.

EIGHTH  
AVE.

APPROVED UNDER THE "LAND REGISTRY ACT"

NEW WESTMINSTER, B.C.

July 25<sup>th</sup> 1936

[Signature]  
City Engineer

8043

UB 127437 E

OWNER:

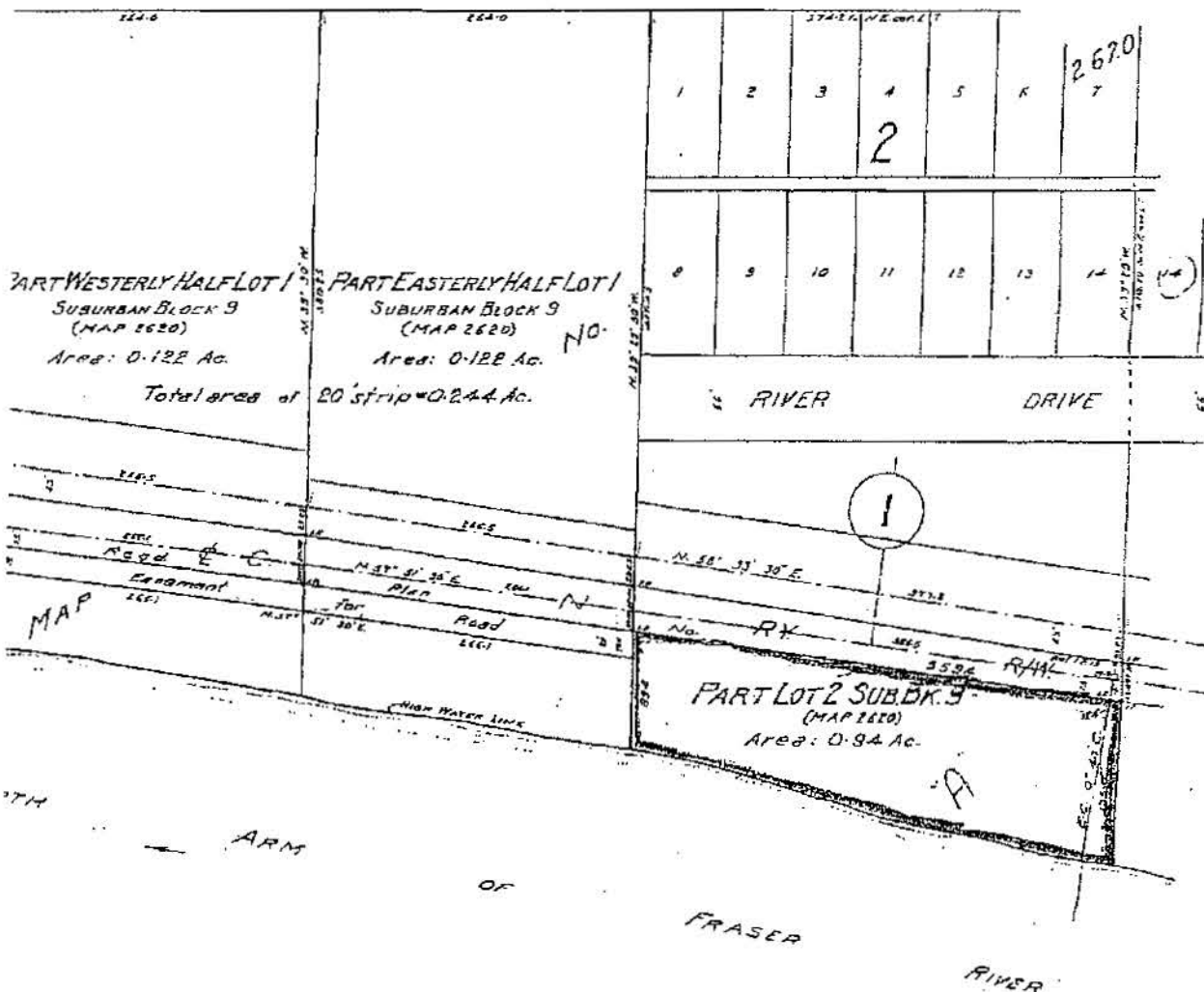
CANADIAN NATIONAL RAILWAY COMPANY

[Signature]

SIXTH

N. 30° 32' E.

AVE.



Page 60

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s.16

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**From:** Nash, Laurel ABR:EX  
**Sent:** Wednesday, July 15, 2015 5:18 PM  
**To:** Leslie, Lisa GCPE:EX; Pyper, John ABR:EX; Dyck, Heinz ABR:EX  
**Subject:** Fw: Media Enquiry - Mackin - First Nation

Hi any concerns with this response? Thx  
Laurel Nash  
A/Assistant Deputy Minister  
Strategic Initiatives, Partnerships and Community Renewal Division  
Ministry of Aboriginal  
Relations and  
Reconciliation  
250 953 4004 (o) 250 508 1670

---

**From:** Hutchings, Geraldine J JAG:EX <[Geraldine.Hutchings@gov.bc.ca](mailto:Geraldine.Hutchings@gov.bc.ca)>  
**Sent:** Wednesday, July 15, 2015 4:14 PM  
**To:** Nash, Laurel ABR:EX  
**Subject:** FW: Media Enquiry - Mackin - First Nation

Hi Laurel,

s.14

s.22

---

**From:** Duncan Blomfield [<mailto:DBlomfield@bcpavco.com>]  
**Sent:** Wednesday, July 15, 2015 3:41 PM  
**To:** Hutchings, Geraldine J JAG:EX  
**Subject:** Media Enquiry - Mackin - First Nation

Hi Geraldine,

Please see the media enquiry below. As discussed, I have drafted our response for review, and included additional speaking points for the Minister (if required).

If you have any questions please let me know.

Thank you,  
Duncan

**MEDIA ENQUIRY:**

On Page 36 of the PavCo financial report for the period ending March 31, 2015, it mentions:  
*PavCo also entered into an Agreement with a First Nation concerning the development of this land on the west side of BC Place. This Agreement has no impact on the March 31, 2015 Financial Statements but will entail sharing of lease revenues for three years upon commencement of receiving lease revenues.*

What is the name of the First Nation? What specifically is the First Nation being paid? What specifically is the First Nation's role in the casino/hotel development?

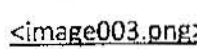
s.13

**Background:**

The West Side Development land is under claim by First Nations. PavCo has reached an accommodation agreement with Musqueam First Nation. These agreements are required when a proposed action will infringe upon a First Nation's Aboriginal interests. PavCo will pay Musqueam FN a total of \$8.5 million over three years: \$2.84m in the first year that PavCo receives revenue and \$2.83m in the following two years. By agreement with Musqueam, this information has not been released.



## Duncan Blomfield

 Manager, Marketing and  
Communications

Direct: 604 661 7360

777 Pacific Blvd

Reception: 604 669 2300

Vancouver, BC

[www.bcplace.com](http://www.bcplace.com)

Canada V6B 4Y8

BC Place is a Division of PavCo, a Crown Corporation of the Province of British Columbia

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s.12,s.13

## **Pyper, John ABR:EX**

---

**From:** Puggioni, Giovanni ABR:EX  
**Sent:** Thursday, June 4, 2015 7:31 AM  
**To:** Chamberlain, Emily ABR:EX; Dyck, Heinz ABR:EX; Pyper, John ABR:EX; Harvie, Christie ABR:EX  
**Subject:** RE: Update from Aaron

s.16

Thank you.

Ciao  
Gio

Giovanni Puggioni  
Executive Director  
LNG and Major Projects  
Strategic Initiatives Division  
Ministry of Aboriginal Relations and Reconciliation  
PO Box 9100 Stn Prov Govt  
Victoria, BC V8W 9B1  
Phone: (250) 952-0530  
Fax: (250) 952-0111  
Email: [Giovanni.Puggioni@gov.bc.ca](mailto:Giovanni.Puggioni@gov.bc.ca)

---

**From:** Chamberlain, Emily ABR:EX  
**Sent:** Wednesday, June 3, 2015 4:51 PM  
**To:** Dyck, Heinz ABR:EX; Pyper, John ABR:EX; Puggioni, Giovanni ABR:EX; Harvie, Christie ABR:EX  
**Subject:** RE: Update from Aaron

Re skills training..

There are no targets/ allotments set for the \$30M. Funding allocation is proposal/ project driven. Squamish and Lower Mainland FNs are meeting June 8<sup>th</sup> to develop their proposal for projects that will likely be sent into MARR by the end of this month. Juanita and Ingrid will be reviewing proposals over July/ Aug to see if other federal/ provincial funding

programs can be leveraged to help support the projects. Intent is for funding to be available in September for implementation.

s.16

Emily

**From:** Dyck, Heinz ABR:EX

**Sent:** Wednesday, June 3, 2015 4:08 PM

**To:** Pyper, John ABR:EX; Puggioni, Giovanni ABR:EX; Harvie, Christie ABR:EX; Chamberlain, Emily ABR:EX; Tyzuk, Boris JAG:EX; Brown, Keith G JAG:EX; Williams, Duncan FLNR:EX; Mana, Myles FLNR:EX

**Subject:** Update from Aaron

s.16

HD

Page 71 to/à Page 77

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s.16