PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

Add Mss 199
vol. 1 file 4
pp 433-498.

CITY ARCHIVES
VANCOUVER, B.C. CANADA
ADD.MSS No. 199
FILE No. 6
LOCATION 513-E-2

CITY ARCHIVES
VANCOUVER, B.C., CANADA
Add. MSS. No. 199
vol. 1 file 4.

492 No.59
491
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MEMORANDUM.

General Policies.

Mr. F. G. Shear's letter of March 29th, 1943.

We have had several discussions with Mr. Shears on the various questions propounded by him in this letter and in the following text, we quote these questions under logical groupings, adding our comments under each group in order to facilitate discussion by the Committee.

REAL ESTATE

1. Nature of Sales Policy; Advertising etc.

i. The necessity or desirability of advertising and calling for tenders.
ii. The type of any such advertisement, whether it should be general or specific.
iii. The period of time to be allowed for submitting tenders.

The Custodian has followed the principle of advertising for tenders on nearly all sales made through his office. Mr. Shears favors the continuance of this method, and in view of all the related circumstances we recommend adoption of this plan. It is our opinion that a comprehensive advertising plan be developed which would embody all the property within the jurisdiction of this Committee, and the enemy owned property under the control of the Custodian.

In view of the large amount of property involved, we considered the most effective method was to consult a responsible advertising agency and as a result we are submitting an outline of a plan made by J. J. Gibbons Ltd. We think this or a modification of it, is worthy of consideration.

It is thought that a period of thirty days should be allowed for the submission of tenders.

2. Form of Catalogue Suggested.

i. The possible need of a catalogue of properties being prepared which would be available to the public.
ii. The form of such catalogue.
iii. The question of including enemy properties in any such catalogue.
iv. The question as to whether any such catalogue should be divided into specific areas so that tenders might be called for at different times.

It is thought that catalogue sheets in the simple form at present in use by the Custodian, with the photo of the property concerned attached, would be sufficient, (see specimen). Our preliminary thought is that these sheets should be grouped by District Lots, or a combination of District Lots.

The matter of including enemy properties in this catalogue is one which the Custodian office should decide.

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3. Appraisals; Method; Personnel.

i. The matter of obtaining appraisals of the value of each property.

The consensus of opinion of those with whom we discussed this matter indicates that an appraisal should be made for each property. The completion of this work will be the determining time factor in a sales program, but it is thought by experienced real estate men that the work could be effectively done in thirty days.

In view of the importance of this matter the subject should be further explored, but a conclusion reached at the earliest possible moment.

As to the proper people to do this work, we should consider experienced individual valuators who have already had broad experience with equivalent properties, or a recognized appraisal company.

While it seems generally thought that the City Assessor's appraisals for taxation purposes are generally sound and consistent, it would not be advisable to use these valuations as a basis for current value, by reason of the unusual conditions pertaining to the property especially in the concentrated areas.

4. Question of Rental Leases, existing and new.

i. The question of any preference being given to existing tenants.

Preliminary analysis indicates that about 80% of properties concerned are under lease, and all sales must be made subject to these existing leases. If it is decided to call for tenders as suggested, it does not seem possible to give any preference to existing leaseholders. We suggest that it is inadvisable to extend leases or execute new leases generally, at least until the potential market is exhausted.

5. Question of sales through rental agents or direct.

i. The channels through which the intended purchaser can inspect the properties.
ii. The question of listing properties with Real Estate Agents, either by exclusive listing or otherwise.
iii. The question of disposing of properties through the Vancouver Real Agents now administering properties for us and collecting rentals, etc.
iv. The question of allowances for Agents' Commissions.

If advertising campaign plans have been reasonably successful, and the resulting negotiations carried on through the Custodian office, a considerable increase in trained staff would be required, including those members employed to take prospective purchasers over the properties. Our suggestion is

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that a plan be worked out whereby these functions be carried out by reputable real estate agents, and that they be paid a reasonable commission for their services. Mr. Shears fully agrees with this suggestion.

6. Deposition of Certificates of Title.

i. The desirability of influencing Japanese owners to deposit Certificates of Title with the Custodian.

Our interpretation of Orders-in-Council indicates that the Custodian has legal authority to give a good title. If owners were to be consulted prior to sale it would delay consumation of the policy of liquidation. It would not represent any change in the method followed in the past. The Custodian however, might consider it a diplomatic procedure to request owners to deposit Certificates, but without delaying the sales procedure on this account.

7. Method of disposal of chattels.

i. The general method by which chattels should be disposed of would also need to be considered as follows:
   a. By advertisement calling for tenders.
   b. By public auction, and if so the method of distribution among various Auctioneers.
   c. The matter of valuations and reserve bids.
   d. The question of Auctioneer's expenses.

It is suggested that the most effective method would be by public auction and that a plan be worked out to distribute the chattels concerned among several auctioneers. In the recent auction held by the Custodian on enemy alien chattels the results were satisfactory and the indication is that this method would bring a higher return than other methods. The matter of values, reserved bids, and auctioneers expenses can be best determined after consulting with experienced auctioneers.

As to the dispostion of chattels in rented premises; the first thought in this matter is that when a plan is perfected the chattels concerned should be consolidated in accordance with the advice of the auctioneers concerned.

Disposition of reserved chattels: in a conversation with the B. C. Security Commission, it was found that certain personal chattels under this classification could be forwarded to the owners at evacuation camps. This feature should be explored and these reserved chattels not included in shipment should be properly stored with as much concentration in storage as possible.

In general Mr. F. G. Shears is fully in accord with the above comments under each caption.

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ADVISORY COMMITTEE ON JAPANESE PROPERTIES
IN GREATER VANCOUVER

MEMORANDUM

TO Alderman Charles Jones VANCOUVER, B.C.

FROM Mr. H. S. Durkee July 6, 1944

SUBJECT Leases for Duration of War

Herewith copy as requested.

determine the agreement or lease.

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LEASES FOR DURATION OF WAR

Lace V Chantler (C.A.)
60 The Times L.R. 244

Court of Appeal
(Lord Greene, M. R.,
Mackinnon and Luxmoore, L.JJ.)
) 1944
) Feb. 11.

LACE V. CHANTLER. ✱

Landlord ad Tenant--Dwelling-house--Let furnished for duration of war--

Uncertainty of period--No valid tenancy created.

The certainty of a lease as to its continuance must be ascertainable either by the express limitation of the parties at the time the lease is made, or by reference to some collateral act which may with equal certainty measure the continuance of it, otherwise it is void.

Accordingly, where a dwelling-house is let furnished for the duration of the war, no valid tenancy agreement or leasehold interest is created because of the uncertainty of that duration, and the landlord can obtain possession on giving the appropriate notice to determine the agreement or lease.

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Aug 29/45 438.

FILE # 5090 CATALOGUE #185

301-311 Powell St.

Assessment		
Land		$5,500.-
Improvements		6,100.-
		$11,600.-
Appraisal	10/3/44	Pembertons $6,000.-
C.P.M.		$8,250.-
"	4/4/45	7,500.-

Reduction of C.P.M. TO $6,500.00

Neg for $7000.00
J

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Vol. 1 Files 1 to 433 - 1/98.

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Aug 29/45

CATALOGUE #349

FILE NOS: Int.1380
Ev.5413
" 9451
Int. 321

874 West 6th Avenue.

Assessment	
Land	$1,050.-
Improvements	2,200.-
	$3,250.-

Appraisal		
28/2/44	J.R. Reid	$2,750.-
Present C.P.M.		2,750.-

Question of reducing C.P.M. to $2,500.-

Cleland nas been asked to appraise.

Condition of the building very dilapidated, foundations in bad condition.

At present rented to Peter Joe for $25.- per month, he having to do necessary repairs in order that the City might not close the building.

Appro $2500

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Insc. 1 blk N
Lot 432 - 1/2

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FILE # 10724

CATALOGUE #294

5971-75-79 West Boulevard
(3 stores)

Assessment

Land	$1,800.00
Improvements	2,350.00
	$4,150.00

Appraisals

19/6/44	J.R. Reid	$4,000.-
15/5/45	A.R. Harvey	3,500.-
19/7/45	Pembertons	3,000.-

C.P.M.	27/7/44	$4,000.-	
	16/5/45	3,500.-	confirmed 20/6/45

Offers

27/1/45	$2,625.-
8/2/45	2,500.-
19/6/45	3,000.-
14/7/45	3,100.-

Question of reduction of C.P.M. to $3,250.00

Neg for $3250.
Agree 3100.

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Inc. 1 file
PO 433-498.

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Aug 29/45 441

FILE # 10805 CATALOGUE #324

128 to 130 West 4th Avenue.

Assessment

Land	$1,240.-
Improvements	3,400.-
	$4,640.-

Appraisals

26/2/44	Pembertons	$3,500.-
20/7/45	Cleland	$2,200 to $2,500.-

Present C.P.M. $3,500.00

Question of reducing C.P.M. to $2,750 or even $2,500.-

Property in very poor condition and we shall have to pay heavy expenses in connection with wiring and the Health and Building Departments.

At present rented by Custodian for $50.00 per month, Taxes $155.-

ok $2750.00

J.

PLEASE RETURN ORIGINAL ORDER VANCOUVER CITY ARCHIVES

MOC. 1 file 4
PO 1133-4178.

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Aug 29/45

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FILE # 5356

KITSILANO JAPANESE LANGUAGE ASSOCIATION BUILDING
1672 West 1st Avenue

This building owned by Kitsilano Japanese Language Association.

Custodian awaiting further clarification of Order-in-Council before selling properties of this type.

Approval for lease arrangements to Birch & Co.. Repairs required before lease arrangements can be made, they to undertake repairs at a cost of approximately $750.00, they to be re-imbursed out of rental fixed at $50.00 per month.

Birch & Co. through W.H. Gallagher & Co. have offer $5,000.- for the purchase of this property.

Assessment	
Land	$1,000.-
Imp.	4,800.-
	$5,800.-

26/3/45 Valuation by Mr. D.W. Reeve - $4,500.00

app 1 yr lease
50.00 per month

PLEASE RETURN TO CITY ARCHIVES ORIGINAL ORDER VANCOUVER CITY ARCHIVES

MoC. 1 file 1
PD 4133 - 478.

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Aug. 29th/25

FILE #662

Chattels at 125 East 2nd Avenue
(no real property involved)

Question of selling chattels at Thompson & Binnington's appraised value of $250.00 to occupant of the building, Mrs. Christfield.

Thompson & Binnington strongly recommends this sale.

Lowest type of Rooming House and very poor quality furniture.

In Thompson & Binnington's opinion would not be desirable to sell by auction.

OK

PLEASE RETURN TO ORIGINAL CITY ORDER VANCOUVER CITY ARCHIVES

MOC. 1 file 4 PO 4133-4178.

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FILE #12969 CATALOGUE #451

4055 Francis Street, Burnaby

Assessment - Land		$530.00
Improvements		2,700.00
		$3,230.00

Appraisals		
25/8/44	J.R. Reid	$4,000.00
4/4/45	Coulthard	3,592.00
6/9/44	C.P.M.	4,000.00
18/4/45	Reduced to	3,800.00

Only offer received $3,000.00 in May 1945.

oct. 17/45.

$3500.00

g

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FILE #4580/8553 CATALOGUE #118

3400 Block East Hastings Street

Assessment	$730.00
Appraisal 19/7/43 - D.W. Reeve	$600.00
C.P.M.	$600.00

Oct. 7/43
appd

PLEASE RETURN TO
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MOC, 1 Blue Print
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9.

FILE #13126 CATALOGUE #387

3100 Block West 19th Avenue

Assessment		
Land		$865.00
Appraisal		
11/4/44	J.R. Reid	$550.00
C.P.M.	27/7/44	700.00

No previous offers received on this property.

oct. 17/45

No Change

J

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File #10805 CATALOGUE # 324

128-130 West 4th Avenue

Assessment
Land $1,240.-
Improvements 3,400.-
$4,640.-

Appraisals
26/2/44 Pembertons $3,500.-
20/7/45 F.A. Cleland $2,200.- to $2,500.-

Present C.P.M. $2,750.-
$2,500.- could be considered (See Memo No.4.)

Offer received from Messrs. McCarron & Hawbolt on behalf of Mr. J. Mleczek for $2,500.00

Nov 16/45
OK G.

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File #10807/1973 CATALOGUE NOS. 325/326

344 West 4th Avenue

Assessment - Catalogue No.325
Land $1,385.-
Improvements 100.-

$1,485.-

Assessment - Catalogue No.326
Land $1,385.-
Improvements 800.-

$2,185.-

Appraisals

Catalogue #325 - W.G. Moore $1,200.-
" 326 - W.G. Moore 1,200.-

" #325 - C.P.M. $1,200.-
" 326 - C.P.M. 1,200.-

Present Offer from Messrs. A.W. Goodrich & Co., on behalf of Leonard Clegg Miles for the sum of $2,400.00 for Catalogue Nos.325/326

No previous offers received.

Nov. 16/45
OK J.

PLEASE RETURN TO CITY CLERK'S ORIGINAL CORRESPONDENCE ORDER VANCOUVER CITY ARCHIVES

Mar 23 - 1978

File #3925 CATALOGUE No.413

1274 East 67th Avenue.

Assessment -
Land - $240.-
Improvements 800.-

$1,040.-

Appraisals
24/3/44 - $800.- W.G. Moore
10/7/45 - $1,000.- F. A. Cleland

C.P.M. - 29/3/44 $800.-

Offer received 15/5/44 from Messrs. A.E. Austin & Co., Ltd. for $960.- on behalf of tenant, Mr. Hodgkinson. Offer not accepted owing to Title not being available at that time.

Offer now received from Messrs. A.E. Austin & Co., Ltd. on behalf of tenants, Mr. & Mrs. Hodgkinson for $1,000.- Documents now received from India which will enable us to give clear Title.

Appd. 20/12/45

PLEASE RETURN TO ORIGINAL ORDER VANCOUVER CITY ARCHIVES

4/50.

16.

File #8049 CATALOGUE NOS. 407 & 408

N.W. COR. 57th Ave. & Culloden
(Lots 6 & 7, Block 24, D.L.200)

Assessment - $155.- for each lot

Appraisal - 15/6/44 $125.- for each lot - W.G. Moore

C.P.M. - 12/7/44 $125.- for each lot

No previous offers received.

Present offer of $250.- for the two lots received from Messrs. Ker & Ker Ltd. on behalf of Mr. Frederick L. Hawkins.

app. 20/12/45

CITY CLERK'S ORDER
VANCOUVER CITY ARCHIVES

File #12811

Kitsilano Buddhist Mission
Lot 3, Blk. 219, D.L. 526 Plan 590.

The Kitsilano Buddhist Mission is a registered Association in good standing on the records of the Registrar of Companies at Victoria and is an Association of which all the members are of the Japanese race.

This building is getting into pretty bad shape owing to depredation by vandals, etc. and for the protection of the property we are making a lease arrangement for one year with the Trans-Canada Films Ltd. at $50.00 per month, the rate established by the Rental Control Board, the Lessees undertaking to make necessary repairs amounting to $400.- as an allowance for the first eight months' rent.

A special vesting of this property has been made by the Custodian.

Apprd 20/12/45

CITY CLERK'S ORDER
VANCOUVER CITY ARCHIVES

File #4684

Motoharu YOSHIHARA
3282 Celtic Ave.

This property was acquired by the City at the 1940 Tax Sale. The house on these lots was erected by the above named Japanese and subsequent to the tax sale the City accepted rent from him on a basis of $2.- per month, which their letter of the of the 29th June, 1943, described as a ground rent, as Yoshihara was originally the builder of the house.

After the Japanese had been evacuated an arrangement to rent for $8.- per month was considered a reasonable rent for this six-roomed house, but a ruling of the Rental Control Board only permitted the nominal amount of $2.- which the City were charging, plus water rates.

This house did not conform with the Health and Building Bye-laws, but certain repairs were made and occupation permitted to continue. The eventual demolition, however, is we understand required.

We have received an offer to purchase this house for the sum of $100.- fr om Mrs. N. Croquet, who we understand is the owner ofthe adjacent property on 2¼ acres at 3281 Celtive Avenue. This lady is aware that the house is at present rented and that it will be her responsibility to arrange with the tenant to vacate.

No action in view of
Letter from Legal Dept
c/Hall 19/12/45
SJ

PROVINCIAL ARCHIVES
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES
MAP 4133-498.

Files 11062/15624

Catalogue No. 256
8856 Selkirk St.

Assessment	-	
Land	-	$470.-
Improvements		2,750.-
		$ 3,220.-

Appraisals

23/8/44	-	$1,800.-	W. G. Moore
12/9/44	-	2,200.-	J. R. Reid

C.P.M. - 20/9/44 $2,200.- Reaffirmed 6/6/45.

Correspondence from the Building Department advised us that on the report of their District Inspector this building is in such a condition that Mr. Haggart would appear to recommend demolition as soon as the housing condition warrants same.

Our Agents, J.W. Fairhall suggested that a drastic revision in C.P.M. might be considered.

arrange for inspection
20/12/45
L

PLEASE RETURN TO CITY ORDER VANCOUVER CITY ARCHIVES

File #3632

Catalogue #438
Rear Tide Flats, Bridge Road,
North Vancouver.

Assessment Land	-	$200.-	
Appraisals			
9/6/44	-	$50.-	E.N. Copping
17/8/44	-	$75.-	W.G. Moore
C.P.M.	-	28/8/44 -	$75.00

Arrears in taxes to the 20th December amounts to $128.46.
The Japanese is willing for this property to revert to the Municipality of North Vancouver for taxes.

Appra for Tax Sale
20/12/45
$

CITY ARCHIVES
VANCOUVER CITY ARCHIVES
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File #1763

Catalogue #433

Lonsdale and 23rd Ave.
North Vancouver.

Assessment
Land - $1,100.-

Appraisal
E. N. Copping $775.-

C.P.M. - 28/6/44 - $775.-

Offer received on 19th June, 1944 for $650.00

Present offer received from Mr. Henry Lord in the sum of $775.-

approved
13/7/44

CITY CLERK'S ORDER
VANCOUVER CITY ARCHIVES

File #3367

Catalogue #310

1672 West 2nd Avenue,
Vancouver.

Assessment
Land - $450.-
Improvements 500.-

$950.-

Appraisal
14/2/44 - $1,000.- J.R. Reid.

C.P.M.

4/4/45 - $1,000.-

Only previous offer received was for $700.00

Present offer from Mr. Norman Tumake for $1,000.-

appra
13/2/46

CITY ORDER
VANCOUVER CITY ARCHIVES

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File #1466

Catalogue No.282

Lots 38 & 39, Block B of Block k46, D.L.264A
known as 2005-7-9 Victoria Drive.

Assessment		
Land	-	$965.00
Improvements	-	2,100.00
		$3,065.00

Appraisal			
25/3/44	-	$3,500.00	W.G. Moore
10/5/45	-	2,500.00	F.A. Cleland

C.P.M.

4/10/44	-	$3,500.00
16/5/45	-	$3,000.00

The only previous offered received was from Mr. G. Conkis for the sum of $2,500.00.

Present offer received from Messrs. C. Gray Ltd. on behalf of Mr. & Mrs. Filus for $3,000.00.

Adopted
13/5/46

PLANNING DEPARTMENT ORIGINAL ORDER VANCOUVER CITY ARCHIVES

pp 4133 - 4138.

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File #9217

Catalogue No.31

2600 Block Cambridge Street

Assessment Land	-	$480.00	
Appraisal 19/7/43	-	$300.00	D.W. Reeve
C.P.M. 14/6/44	-	$375.00	

No previous offers to purchase this lot alone.

Present offer received from Miss Isabell Jean McKenzie for $375.00

Appd
13/2/46

CITY CLERK'S ORIGINAL CORRESPONDENCE
VANCOUVER CITY ARCHIVES

File #9353/3293

Catalogue Nos. 399 & 400

Near East 41st Ave. and Knight Road.
Lots 12 & 14, Block 1, D.L. 715

Assessment
Land - $100.00 for each Lot

Appraisal
15/6/44 - $50.00 for each Lot - W.G. Moore

C.P.M.
7/12/44 - $75.00 for each Lot

No previous offers received on either Lots.

Present offer from Mr. Edward Skuzanski for $160.00

Apprd
13/2/46

CITY CLERK'S ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

459

File #12969

NO.26
also Remo No.7

Catalogue No.451
4055 Francis Street, Burnaby.

Assessment		
Land	-	$530.00
Improvements	-	2,700.00
		$3,230.00

Appraisals			
25/8/44	-	J.R. Reid	$4,000.00
4/4/45	-	Mr. Coulthard	3,592.00

C.P.M.		
6/9/44	-	4,000.00
18/4/45	-	3,800.00
17/10/45	-	3,500.00

Offers received:

	22/5/45	-	Mr. M. Culos	$3,000.-
	16/1/46	-	Pembertson	3,000.-
Revised	6/2/46	-	"	3,250.-
"	9/2/46	-	"	3,500.-

Applied
13/2/46

PLANNING DEPT. ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

File #3329

460.

No.27

Catalogue No. 292
7900 Blk. Victoria Drive
Lot 27, Blk.16, D.L. 328

Assessment Land	-	$115.00	
Appraisal 15/6/44	-	$75.00	W.G. Moore
C.P.M.	-	$100.00	

No previous offers received.

Present offer received from Messrs. McCarron & Hawbolt on behalf of their client, Mr. Henry Rosefeld for $100.00 and requesting 15% commission.

Appd
13/2/46.

PROVINCIAL ARCHIVES
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

File #5090

4/61

No.28

also Memo No.1.

Catalogue No. 185
301 - 311 Powell St.

Assessment			
Land	-	$5,500.-	
Improvements	-	6,100.-	
		$11,600.-	
Appraisal			
10/3/44	-	$6,000.-	W.G. Moore (Pembertons)
C.P.M.			
	-	8,250.-	
4/4/45	-	7,500.-	
29/8/45	-	7,000.-	
18/1)45	-	7,000.-	confirmed

An offer was received from the Vancouver Holdings Ltd. on the 3rd March, 1944 for $3,000.-

Present offer from Messrs. Loewen & Harvey on behalf of their client, Wong Sin Yee, for $5,000.-

7000. Confirmed 13/2/46

CITY CLERK'S ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

Add 1133-1198.

4/62

29.

Files 11062/15624

See Memo #19

Catalogue #256
8856 Selkirk St.

Assessment			
Land	-	$470.-	
Improvements	-	2,750.-	
		$3,220.-	
Appraisals			
23/8/44	-	$1,800.-	W.G. Moore
12/9/44	-	2,200.-	J.R. Reid
C.P.M.	-		
20/9/44	-	2,200.-	
Reaffirmed 6/6/45	-	2,200.-	

Offer received from L.M. Singh on 20th November, 1944, for $2,200.- This offer was withdrawn

Present offer received from Mr. J.W. Fairhall on behalf of Mr. W. Ostashek and Mr. A. Sawka for the sum of $1,500.-

Confirm 2200

13/2/46

CITY CLERK'S ORIGINAL FILE
VANCOUVER CITY ARCHIVES

463.
No.30

File #737

Re: Diesel Engine

We have been endeavouring to dispose of a diesel engine for a considerable time. This was last advertised and tenders called for on the 5th December. The only tender being from a Mr. R.N. Lusk, who is awaiting his discharge from the Navy, for the sum of $60.00; although at least 20 prospective purchasers inspected this engine.

This engine is of Japanese make and was valued by Mr. R.T. Muir on the 6th November 1944, for $100.- to $150.-

Apparently the value of this engine depends upon the possibility of securing necessary parts otherwise it would only be of junk value. In addition to this the engine is located in a property on Triumph Street, formerly belonging to a Japanese, which has been sold to a Brass Foundry and it becomes very necessary for this matter to be dealt with.

This machine weighs approximately 2 tons and if this is not disposed of the question of storage charges will need to be considered.

appd
13/2/46

CITY CLERK'S ORIGINAL
VANCOUVER CITY ARCHIVES

Add 4133-4178.

File #3112

464. No.31

Catalogue No. 278

6800 Block Tyne Street
Lot 5, Block 6, D.L. 338 SE¼

Assessment Land	-	$75.-	
Appraisal 15/6/44	-	$50.-	W.G. Moore
C.P.M.	-	$60.-	
29/1/45	-	$75.-	revised

An offer was recently received from Messrs. McCarron & Hawbolt on behalf of Mr. J. Carlson in the sum of $60.- This offer was rejected and McCarron & Hawbolt were informed that the Custodian would not consider any offer of less than $75.00.

Present offer received from Mr. W.S. Evans for $100.-

Appd

MAR 20 1946

CITY CLERK'S ORIGINAL
VANCOUVER CITY ARCHIVES

File #5090

465.

No.32

also Memos 1 & 28

Catalogue No. 185
301 - 311 Powell St.

Assessment	Land	-	$5,500.-
	Imp.	-	6,100.-
			$11,600.-
Appraisal 10/3/44		-	$6,000.- W.G. Moore (Pembertons)
C.P.M.		-	$8,250.-
4/4/45		-	7,500.-
29/8/45		-	7,000.-
18/1/46		-	7,000.- confirmed
13/2/46		-	7,000.- confirmed

The following offers have been received:

3/3/44	- Vancouver Holdings	$3,000.-
5/1/46	- Wong Sin Yee	5,000.-

Present offer from Messrs. Reed, Phipps & Davies on behalf of a client for the sum of $5,500.-

7/3/46 Revised offer received from Reed, Phipps & Davies for $6,000.-

Confirm $7000.00 MAR 20 1946

CITY ARCHIVES
VANCOUVER CITY

466.

No.33

Files 11062/15624

See also Nos.19 & 29

Catalogue #256
8856 Selkirk St.

A further offer on this property has been received from Mr. G. Conkis in the sum of $1,600.- This offer was rejected and we informed Mr. Conkis that if he was prepared to revise his offer to not less than $2,200.-, subject to prior sale and other bids which might be received, we would be pleased to consider same.

13/3/46 A revised offer has now been received from Mr. Conkis to purchase this property for $1,850.-

2000

MAR 20 1946

PLEASE RETURN TO ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

PD 1132-148.

4/67 No.34

File #3395

Catalogue No. 293
2700 Block Waverley St.

Assessment Land	-	$70.00	
Appraisal 15/6/44	-	$50.00	W.G. Moore
C.P.M. 28/6/44	-	$50.00	

No previous offers have been received on this property

Present offer of $50.00 received from Messrs. McCarron & Hawbolt on behalf of Mrs. Alice Rouse.

Appd

MAR 20 1946

PLEASE RETURN TO ORIGINAL ORDER VANCOUVER CITY ARCHIVES

PD 433-1198.

468.

35

also No.8

File #4580/8553

Catalogue No.118
3400 Blk. E. Hastings St.

Assessment $730.-

Appraisal 19/7/43	-	600.00	D.W. Reeve

C.P.M. 22/6/44	-	600.00	
17/10/45	-	600.00	confirmed

Previous offers received:

14/12/44	F.P. Power	450.00	
22/7/45	Loewen & Harvey	500.00	
10/10/45	H.M. Rekert	600.00	withdrawn
21/1/46	G. Kalugeroff	600.00	"

Present offer received from Harry J. Degraves on behalf of Mr. A.E. Branca for $600.00.

appvd

MAR 20 1946

PLEASE RETURN TO ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

Mar 20 1946 - 4133 - 4198.

470
469

No. 36

File Nos. 4625/4624
4192

Catalogue Nos. 444/445

Lots 1, 2, 3 & 4, Block 24, D.L. 264
Tide Flats West. Capilano, North Van.

Assessment			
(Lots 3 & 4)	Land	-	$350.00
(Lots 1 & 2)	Land	-	350.00
" "	Improvements	-	50.00
			$750.00

Appraisal			
8/4/44	-	$200/$300.-	Lots 1 & 2 (E.N. Copping)
9/6/44	-	175/$200.-	Lots 3 & 4 (E.N. Copping)
17/8/44	-	150.-	" " (W.G. Moore)

C.P.M.			
24/8/44	-	200.-	Lots 3 & 4
22/4/44	-	250.-	Lots 1 & 2

No previous offers received on these properties.

Present offer from Jack Loutet & Co., Ltd. on behalf of Lab Singh and Bakhsu Singh for the sum of $650.00.

Apprd
9

MAR 20 1946

PLEASE RETURN TO CITY CLERK'S ORIGINAL ORDER VANCOUVER CITY ARCHIVES

MAC. P. 433-4/98.

470

No.37

File Nos. 3322/6323/6325/6326
6327/6328/9525

Catalogue No.132

1215 Kingsway.
(Lots 14 & 15, Block 38, D.L.301
Plan 187).

Assessment			
Land	-	$3,860.-	
Improvements	-	1,350.-	
		$4,210.-	
Appraisals			
15/6/44	-	$2,600.-	W.G. Moore
18/7/44	-	3,000.-	J.R. Reid
C.P.M.			
26/7/44	-	$3,500.-	

Only previous offer received was on 21/7/44 for $1,500.-

The registered owner is deceased. Samuel A. Moore is administering the estate. The valuation placed on the property by his Valuator was $2,000.-

The property was sold for taxes last year and would require to be redeemed very shortly.

Mr. S.A. Moore has advertised this property and placed it in the hands of 32 Real Estate Agents. Offers received as follows:

$500.-
1,100.-
1,400.-
2,100.-
3,100.-
3,500.- gross being $3,325.- net cash

As the Committee's minimum is $3,500.- less the usual 5% commission the present offer would be in line with the Committee's price.

appro

MAR 20 1946

PLEASE DO NOT REMOVE ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

473 No.40

471

38.

File #4946

Catalogue No.414
Lot 18, Block 19/D, D.L. 319, 324 and pt.323
700 Block West 68th Ave.

Assessment Land	-	$165.-	
Appraisal 23/8/44 7/9/44	- -	$125.- $110.-	W.C. Moore F.A. Cleland
C.P.M. 6/9/44	-	$150.-	

No previous offers have been received on this property.

Present offer from Mr. J.W. Fairhall on behalf of Mr. A. W. Fairhall for $150.-

MAY 17 1946

Apprd

PLEASE RETURN TO CITY ARCHIVES
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

473
No.40
472

File #7598

39

Catalogue No. 130
Lot 33, Block 2/16, D. L. 50
5800 Blk. Kerr Rd.

Assessment
Land - $170.-

Appraisal
15/6/44 - $175.- W.G, Moore

C.P.M.
22/6/44 - $175.-

No previous offer received on this property.

Present offer from Collingwood Realty of 185.-

MAY 17 1946

Agreed

PLEASE RETURN TO CITY ORIGINAL ORDER VANCOUVER CITY ARCHIVES

File #9341/1. No.40

Lots 2 & 3, Block 8, D.L. 318, Gp.1,
D.N.W. Plan 1749
8757 Selkirk St.

Assessment			
Lot 2 -	Land		$400.-
Lot 3 -	Land		400.-
	Improvements		1,700.-
			$2,500.-

Appraisal			
14/8/45	-	$2,000.-	J.W. Fairhall
15/3/46	- $2,500.-	or $2,000.-	D.W. Reeve

This property was specially advertised on March 7th, 1946 and the following tenders received:

Mr. A. Hambrook	$850.-
Mr. J. Moore	1,070.-
Vancouver Lions Club	1,700.-

Vancouver (Burrard) Lions Club later increased their offer to $2,000.-

Letter written to Alderman Jones dated 25th March, 1946.

MAY 17 1946

PLEASE DO NOT REMOVE ORIGINAL ORDER VANCOUVER CITY ARCHIVES

File #5203/10836

4/74
No.41

Catalogue No. 63

607 East Cordova Street
Lot 29, Blk.52, D.L.196

Assessment Land	-	$550.-
Appraisal 19/7/43	-	$550.- D.W. Reeve
C.P.M. 15/6/44	-	$400.-

An offer of $400.- was received from P.C. Gibbens on 7th February 1945 but this was later withdrawn.

Present offer of $400.- received from McCarron & Hawbolt on behalf of Mr. Robert Cameron.

MAY 17 1946

Appr'd

PLEASE RETURN TO CITY ORDER
ORIGINAL CITY ARCHIVES
VANCOUVER CITY

475. No.42

File #12285

Catalogue No. 204

537-9 Powell Street
Lot 25, Block 42, D.L. 196.

Assessment	-	$	
Land		$800.-	
Improvements	-	1,300.-	
		$2,100.-	
Appraisal			
18/7/44	-	$2,200.-	J.R. Reid
20/3/45	-	1,750.-	A.R. Harvey
C.P.M.			
27/7/44	-	2,200.-	
21/3/45	-	2,000.-	

On the 13th March 1945 we received an offer from Mr. W. Green of $1,800.-

On the 10th April, 1945, an offer was received from Mr. R. Hickey for $2,000.- and this was recommended for acceptance but inspite of repeated requests no money was ever received from Mr. Hickey.

We also received an offer from Mr. G. Rasol for $2,000.- on April 12th, 1945, but this was rejected on account of the acceptance of Mr. Hickey's offer.

The present offer has been received from N.E. Cowan Agencies for $2,000.-

MAY 17 1946

Appd

PLEASE RETURN TO ORIGINAL ORDER VANCOUVER CITY ARCHIVES

477

476 No.43

File No.3355

Catalogue No. 403

49th Ave. & Bruce St.
Lot 19, Blks. 13, 14, 21, 22, 27, 28, 29 D.L.733

Assessment Land	-	$215.-	
Appraisal 15/6/44	-	$200.-	W.G. Moore
C.P.M. 12/7/44	-	$200.-	

No previous offers received on this property.

Present offer from Mr. J.D. Inkster on behalf of Mr. Robert Dixon for the sum of $200.-

MAY 17 1946

Offered $

PLEASE RETURN TO ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

477 No.44

File #7720

Specially advertised 1/8/43
Now in our new Catalogue.

Lot 15, Block 1, S.W.¼ Sec. 48,
T.H.S.L.
2900 Blk. East 26th Ave.

Assessment
Land - $140.-

Appraisal
6/9/44 - $80.- J.R. Reid

C.P.M.
20/9/44 - $100.-

No previous offers received on this property.

Present offer from Mr. George Starr for $100.

MAY 17 1946

Apprd

PLEASE RETURN TO ORIGINAL FILE
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VANCOUVER CITY

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No. 45

File #4352

Catalogue No. 42

2000 Block Charles Street
Lot 22, Block s/C & D/136, D.L.264A

Assessment Land	- $270.-	
Appraisal 19/7/43	- $150.-	D.W. Reeve
C.P.M. 15/6/44	- $200.-	

Only one offer of $150.- has previously been received on this property.

Present offer of $200.- received from Mr. Frank A. Starr.

MAY 17 1946

Appd

PLEASE RETURN TO ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

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No.46.

File Nos.1472/11386

Lot D of Blks. 23 to 25 of Blks. 3
to 7, D.L. 657

7300 Blk. Fraser S, of 57th Ave.

Assessment Land	-	$320.-	
Appraisal 6/5/44	-	$250.-	W.G. Moore
C.P.M. 4/10/44	-	$275.-	

Specially advertised on 23rd March, 1944.

No previous offers have been received on this prorperty.

Present offer of $275.- received from Brendon Bros. Ltd. on behalf of Mrs. Amy Doherty.

MAY 17 1946

Apprd

PLEASE RETURN TO ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

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480.

No.47.

File No.13696

Catalogue No. 440

Tide Flats, E. Seymour Creek, North Vancouver
Lot 7, Block 36, D.L. 611

Assessment		
Land	-	$200.-
Improvements	-	200.-
		$400.-

Appraisal			
5/10/43	-	$125.-	E.N. Copping

C.P.M.	
13/10/43	$250.-

The only previous offer received on this property was from Jack Loutet & Co. for $65.- this was rejected.

Present offer from Irwin & Billings on behalf of Lucy May Barkhouse for $250.-

MAY 17 1946

Apprd

PLEASE RETURN ORIGINAL TO CITY ARCHIVES VANCOUVER CITY

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4/81

No.48

File #3391/1538

Catalogue No. 309

1662 West 2nd Avenue
Lot 8, Block 229, D.L.526.

Assessment			
Land	-	$450.-	
Improvements	-	600.-	
		$1,050.-	
Appraisal 14/2/44	-	$900.-	J.R. Reid
C.P.M. 28/6/44	-	$900.-	

The only previous offer received on this property was from Mr. J. Moreno for $500.- on the 24th September, 1945.

Present offer from Mr. J.L. Clark on behalf of Mrs. Thompson for $800.-

A further offer has been received from Mr. J. Rosen of $700.-

Change in C.P.M.

MAY 17 1946

Appd

PLEASE RETURN TO ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

Vol. 1 Index
PD 4123 - 4178.

File #5090

482.

No.49

also Memos 1, 28 & 32

Catalogue No.185
301-311 Powell St.

S.36' of Lots 40, 41 & 42, Blk.40, D.L. 196.

Assessment			
Land	-	$5,500.-	
Improvements	-	6,100.-	
		$11,600.-	
Appraisal			
10/3/44	-	$6,000.-	W.G. Moore (Pembertons)
C.P.M.	-	$8,250.-	
4/4/45	-	7,500.-	
29/8/45	-	7,000.-	
18/1/46	-	7,000.-	Confirmed
13/2/46	-	7,000.-	"
20/3/46	-	7,000.-	"

The following offers have been received:

3/3/44	-	Vancouver Holdings	$3,000.-
5/1/46	-	Wong Sin Yee	5,000.-
22/2/46	-	Reed, Phipps & Davies	5,500.-
7/3/46	-	" " "	6,000.-

An offer has now been received from Messrs. Ker & Ker on behalf of C.S. Wing for $6,500.-

A further offer of $7,000.- from Hoys Brokerage has just been received.

MAY 17 1946

Clifford

PLANNING ORIGINAL ORDER VANCOUVER CITY ARCHIVES

483

50.

See also #21.

File #1763

Catalogue #433

Lonsdale and 23rd Ave.
North Vancouver

Assessment Land	- -	$1,100.-	
Appraisal E.N. Copping	-	775.-	
C.P.M.	-	775.-	28/6/44

An offer was received on the 19th June from Mr. J.Y. Lim of $650.00. This was rejected and the tenderer was given an opportunity to increase his offer to our minimum price of $775.- but nothing further was heard from him.

On December 20th, 1945, an offer was received from Mr. Henry Lord in the sum of $775.- and this was approved by the Committee on February 13th, 1946. This sale, however, was not completed and has been cancelled.

An offer has now been received from the Standard Oil Company through E.N. Copping in the amount of $850.-

AUG 13 1946

CITY CLERK'S ORDER
VANCOUVER CITY ARCHIVES

MAP 1 DOC 1
PD 433-198.

File #11080

Special Advertisement - 20/11/43

S.W. Corner of Boundary Road and 22nd Ave.
Lot 1 & N.20'7" of Lot 2, Blk.1, Subd. A,
NE¼ Sec.51, D.L. T.H.S.L. Plan 1722.

Assessment Land	-	$310.-	
Appraisal J.R. Reid	-	$150.-	30/10/44
C.P.M. 8/11/44	-	$250.-	

An offer has been received from Messrs. A.E. Austin & Co., Ltd. on behalf of Mr. & Mrs. R.J. McKenzie to purchase this property for $250.- This is the first offer received on this property.

AUG 13 1946

PLEASE RETURN TO ORIGINAL FILE
VANCOUVER CITY ARCHIVES

File No.4621

Catalogue No. 404

2600 Block East 49th Avenue
Lot 28, Block 9, D.L. 336, N.E.¼

Assessment Land	-	$100.00	
Appraisal 15/6/44	-	$50.00	- W.G. Moore
C.P.M. 12/7/44	-	$75.00	

No previous offers received on this property.

Present offer from J.D. Inskster, Real Estate Broker, on behalf of Mr. J.P. Hundley in the sum of $75.00

AUG 13 1946

CITY CLERK'S ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

486

5?

File 4632. Dr. M. UCHIDA. Aug. 13, 1946.

Re: Catalogue Nos. 368, 369 and 370,
2725 E. 7th Ave., Vancouver.

Letter from Norris & MacLennan Aug. 8, asking for copy of recommendation of the Advisory Committee, also copies of independent valuations.

Assessments:

Lot 28	-	Land $215.00
Lots 29-31	-	Land $645.00
		Improvements $3350.00
Lot 32	-	Land $265.00
Total	-	$4,475.00

Rented at $42.50 per month.
No original tenders received.
Offer from A.E. Austin & Co. May 1944 - $4500.00
Submitted to Advisory Committee May 17, 1944.

Appraisal by J.R. Reid -

Lot 28 - $250 (fruit trees, partially cultivated)
Lots 29-31 - $4200 (8 roomed residence, stucco exterior, grounds in fair condition)
Lot 32 - $325 (corner lot of ornamental shrubbery)

Total - $4,475.00

Committee approved offer of $4500.00.
Mortgage on property in 1936 - $4000. Balance $1313.00.

Following correspondence read - Letter from D.J. MacIntosh to Department of Justice, Ottawa. Letter of F.G. Shears to Dr. Coleman, Feb. 23, 1946.

- The Committee advises that the Custodian should reply stating that information supplied by the Advisory Committee is given for the confidential information of the Custodian and that under the policy laid down by the Committee the information supplied to the Custodian should not be disclosed.

OK Aug 13/46

CERTIFIED TRUE COPY
OF ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

MEMORANDUM.

Mr. Shears referred to the fact that when the question of the sale of chattels was submitted, the Committee had approved of a policy of liquidation by public auction, and that it is agreed that auctioneer's expenses and charges relating to auctions, such as advertising and movement to auction rooms, would be a legitimate charge against the proceeds.

In the general handling of chattels, unpacking boxes and cartons for the purpose of sorting saleable goods, considerable swampers wages have been paid. Mr. Shears stated that it had been brought to his attention that these wages had been charged against the auction returns. The total gross returns from 97 auctions was $108,953.15. The amount charged to these auctions was 10% auctioneer's fees, approximately 4% for advertising, and an average of 8% for swampers and other charges, the net total being $85,569.48. The swampers charges varied in different auctions from 7% to 15% and especially on items sold for small values the percentage of expense appeared high. Mr. Shears asked whether it was considered advisable that any adjustment should be made and any portion of these charges paid as an administration expense.

It was considered that the type of goods being dealt with by the Custodian were relatively expensive to handle. That it would be difficult to assess the actual expense for handling a particular persons goods and that a proportionate charge on a percentage basis of sales value was justifiable.

It was recommended that the present charges should stand.

It was suggested that in the event of any specific complaint judgment should be exercised and if the charges appeared to be entirely dis-proportionate, it was recommended that the Custodian should be prepared to make an adjustment.

App. Aug 13/46

CITY CLERK'S ORIGINAL
VANCOUVER CITY ARCHIVES

488 No.55

File No.13233

Catalogue No. 395

3600 Block East 29th Avenue
Lot 28, Blk.4, Sec. 51 S.E.¼, T.H.S.L.

Assessment
Land - $160.00

Appraisal
15/6/44 - $150.00 - W.G. Moore

C.P.M.
12/7/44 - $150.00

The first offer to be received on this property was on September 20th, 1946, from Mr. James Moore - his offer was $100.-

This offer was rejected and Mr. Moore has now revised his offer to $150.00.

PLEASE RETURN ORIGINAL ORDER VANCOUVER CITY ARCHIVES

Add'l. Order No. 4123 - 1/98.

File #7720

Catalogue No. 457

221 Marsh Street, Burnaby
Block 134, D.L.163/5

Assessment
Land - $235.00

Appraisal
25/7/44 - $100.00 - W.G. Moore

C.P.M.
3/8/44 - $150.00

No previous office received on this property.

Present offer received from Messrs. McCarron & Hawbolt on behalf of Mr. Peter Andreas Christensen for the sum of $150.00.

PLEASE RETURN TO ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

File #3367

Catalogue #310

1672 West 2nd Avenue,
Vancouver.
Lot 6, Blk.229, D.L.526

Assessment, Land	-	$450.-	
Improvements		500.-	
		$950.-	
Appraisal 14/2/44	-	$1,000.-	J.R. Reid
C.P.M. 4/4/45	-	$1,000.-	
20/9/46	-	$900.-	

On 2nd April, 1945 an offer was received on this property for $700.- but this was rejected.

On 8th January, 1946 another offer was received for $1,000.- from Mr. Norman Tumake together with a deposit of $100.- This was recommended for acceptance by the Advisory Committee on 13th February 1946. Since that time inspite of repeated letters of request for the balance of the purchase price we have not heard from Mr. Tumake.

On 29th August an offer of $600.- was received from Mr. Phuman Singh - this also was rejected but the tenderer was informed that if he raised his offer to not less than $900.- the Committee would give it consideration. These instructions were given to Mr. Shears by Alderman Jones on the telephone on the 20th September, 1946.

We have now received an offer from Messrs. McCarron & Hawbolt on behalf of Mr. J. Krupa to purchase this property for $900.-

PLEASE RETURN TO ORIGINAL ORDER VANCOUVER CITY ARCHIVES

File #3895

Catalogue Nos. 25 & 26.

Boundary Road

Lots 17 & 18, Blk. 104-106, D.L.36 and 51.

Assessment			
Land	- 17	-	$130.00
"	- 18	-	185.00
			$315.00
Appraisal			
16/11/44	- Lot 17		$50.00
	" 18		65.00
			$115.00
C.P.M.			
	Lot 17		$100.00
	" 18		150.00
			$250.00

No previous offers received on this property.

Present offer received for $250.00 on the two lots.

ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

6th January, 1947

File #8212

MEMORANDUM

Re: 554 East Cordova St.

The following tenders on the above property were opened in Mr. Shears' office today:

Tenderer	Agent	Tender	Deposit	Valuation	Remarks
Mr. W,. Toronoff	Macaulay Nicolls, Maitland	$3,500.-	$350.-	$2,000.00	Accept
Mr. S. Achtemichuk	Pemberton Realty Corpn.	2,530.-	253		Reject
	Reed, Phipps & Davies Ltd.	2,003.-	200.30		Reject
Mr. I. Alekseychuk		1,850.-	185.-		Reject
Mrs. Norma S. Stein		1,800.-	180.-		Reject
Mr. Matt Aleksich		1,800.-	180.-		Reject
Mr. John Wellborn		800.-	80.-		Reject

The above tenders were referred to Alderman Jones (by telephone on January 8th. He was advised that the original valuation was $1,600.- and that the Committee's minimum price was $1,800.- An offer of this amount was at one time accepted. A Caveat being placed on the property the sale was not consummated.

A review of the valuation made by Mr. Harvey in April 1946 indicated the present value of $2,000.- Alderman Jones' attention was drawn to the fact that the offer of $2,530.- was from the tenant and that it was our understanding that the offer of $1,800.- through Campbell & Pembertons in 1944 was on behalf of this tenant.

Alderman Jones considered that the Custodian had no alternative but to accept the highest offer on the understanding that it was accepted subject to tenancy and the usual rental control regulations.

4172 No. 59

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER

pp 433-438

4/93 No.60

26th March, 1947.

MEMORANDUM

Re: Paper Cutting Machine

The above paper cutting machine belonged to Heijiro ISOGAI and was advertised and tenders called for in December 1946. The following tenders were received:

Toronto Type Foundry Co., Ltd.	$160.00
B.C. Printers Supply	75.00

Ross Auctioneers appraised this machine for $100.00 and the tender of the Toronto Type Foundry Co., Ltd. was accepted.

OK J.

19/12/47.

CRIMINAL ORDER
VANCOUVER CITY ARCHIVES

PR 4132 - 4198.

4/96 (A)

MAY 25 1944

Personal.

My Dear Sharles:

Was proud, yesterday, seemingly writing the enclosed just for you. (Of course I've double spaced it to allow for your blue-penciling.)

It is formulated according to a plan outlined to, and appreciated by, Mr. McPherson.

He told me that reports were being circulated in Ottawa that Japanese properties were being sacrificed — being given away, as it were. That, accordingly, he himself was too surprised for words to come out here and find the "Over Ninety per cent."

He also spoke of the Minister's kindly reference to us as his shield and bucklers. (He might have termed it "buffers", I think.)

Well anyway, of such are the stars in your crown, my dear friend!

Kindest regards always —

Harry Duncan

PROVINCIAL ARCHIVES OF BRITISH COLUMBIA
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

495 445-A ®

COPY

North Vancouver Realty(E.N. Copping) Ltd.,

RECEIVED
FEB 19 1945
ANSWERED

22nd Feb., 1944.

F. G. Shears Esq.,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B.C.

Re File 11703/14745.

494 ®

Dear Charles:

Map - "not so good!" But, may
it serve your purpose.

And, a happy week-end to
your folks.

Am still alone - tried to
get help - however will try to get "Draft
Printer" done today.

Kindest regards always.

Harry

FEB 23 1945

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See map (marked in green)

view of its location, and of the above information, I would consider
$500.00 a fairer valuation.

Yours truly,

"E. N. Copping"

E. N. COPPING.

See also Lots 14, 15, 16/26/204 to the North of 19, 20, 21/27/204 (marked in "blue".) - Assessment: $1450 (Lot) - ($650 + $700 + $100 = $1450)

Appraisement: $700.

C.P.R.: $1000.

PROPERTY OF CITY OF VANCOUVER CITY ARCHIVES
MAC. 1, 2, 3
PD 433 - 498.

4/95 445-2 (6)

COPY

RECEIVED
FEB 19 1945
ANSWERED

North Vancouver Realty(E.N. Copping) Ltd.,

22nd Feb., 1944.

F. G. Shears Esq.,
506 Royal Bank Bldg.,
Hastings & Granville,
Vancouver, B.C.

Re File 11703/14745.

Dear Sir:

I have your letter of 18th February, and have made an inspection of Lots 19,20 and 21, Block 27, D.L. 204.

The three lots have a total frontage on the Harbour Board railway right-of-way of 82.7 feet, a flankage of 159.3 feet on St. Denis Avenue, the main road from 2nd Narrows Bridge to North Vancouver, and a frontage on an unopened road on the north side of only 25 feet. The narrow frontage on the north end and its consequent wedge shape might be said to detract from the usefulness of the property.

On the other hand, rumours of considerable development in this neighbourhood in the near future, and the fact that recently all tax sale properties in the vicinity have been placed on the reserve list might give this property a potential value which would not exist under ordinary conditions.

Property on the opposite (east) side of St. Denis Avenue, Comprising four similar lots and buildings consisting of a lunch counter, dwelling, etc., I am told has just sold for $7000.00.

See map (marked no 9)

These lost, 19,20, and 21 of Block 27, have a total assessment of $575.00. There is considerable vacant, tax sale land in the vicinity. In the past, values have been governed by the fact that these tax sale lots could be purchased at half their assessed values. This would give the property we are considering, a market value of $288.00. But in view of its location, and of the above information, I would consider $500.00 a fairer valuation.

Yours truly,

"E. N. Copping"

E. N. COPPING.

See also Lots 14,15,16/26/204 to the North of 19,20+21/27/204 (marked in "blue") - Assessment: $1450 (1/4) - (450+700+100 = $1450)

Appraisement: $700.

C.P.R.: $1000.

PROVINCIAL ARCHIVES OF BRITISH COLUMBIA
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES
MAP 1133 - 1/98.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

Doc. 1 of 2
pp 433-498.

497.8



(A)
498.

ADVISORY COMMITTEE ON JAPANESE PROPERTIES
IN GREATER VANCOUVER

MEMORANDUM

TO Mr. Justice Sidney Smith VANCOUVER, B.C.

FROM Mr. H. S. Durkee May 4th, 1944.

SUBJECT Mr. G. W. McPherson

Further to our letter of yesterday's date, we have now been informed that Mr. McPherson will be out of town until Monday evening next, but assuredly will be here Tuesday, Wednesday, and Thursday.

HSD/MS

7 May 1944

Dear Alderman,

I wrote to Durkee that I would not be down unless absolutely essential. I am sure you can do and advise as may be necessary. I return at the end of this week & shall then be in Vancouver till Autumn. Kindest regards & best thanks for all your helpfulness. Yours sincerely

PROVINCIAL ARCHIVES OF BRITISH COLUMBIA
VANCOUVER CITY ARCHIVES
MAY 11 1944
PD 4/33 - 1/98.