

Custodians' Office	Pac. 6131.
P. L. Ross + Sons	" 9148.
Court House	Ma. 5141.
Security Commission	Pac. 7531.
Advisory Committee (G. VAN.)	" 4652.

VANCOUVER, B.C.

*The Most Important
Pacific Port
of a Great Country*

—HARLAND BARTHOLOMEW



ZONING DIAGRAM

VANCOUVER TOWN PLANNING
COMMISSION

626 WEST PENDER ST.

VANCOUVER, B.C., CANADA

(Mr. R. P. Alexander)

AGENDA

Comprehensive - 包羅的

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: June 9th, 1943

Time: 10:00

Place: Chambers of Mr. Justice Sidney Smith.

1. Submissions:

(a) Copy of letter from the Custodian's Office, dated June 7th.

(b) Copy of Memorandum from Custodian's Office.

(c) Copy of proposed advertisement of properties.

(d) Copy of first and second pages of the catalogue.

CANADA
DEPARTMENT OF THE SECRETARY OF STATE
OFFICE OF THE CUSTODIAN
JAPANESE EVACUATION SECTION

PHONE PACIFIC 6131
PLEASE REFER TO
FILE NO.....

506 ROYAL BANK BLDG.,
HASTINGS AND GRANVILLE
VANCOUVER, B.C.

7th June, 1943.

The Advisory Committee of Greater Vancouver Properties,
1012 Royal Bank Building,
Vancouver, B. C.

Dear Sirs:

In accordance with the approval given by your Committee for the preparation of a Catalogue of Japanese properties to be advertised for sale by public tender, the Custodian now wishes to submit for your advice and approval the attached draft of advertisement and Catalogue.

Your advice is asked with regard to:

- Cash 30%?*
- (a) The minimum percentage of the purchase price that should be paid when tenders are accepted on deferred payment basis and also the maximum period that should be allowed for such deferred payments as referred to in Clause 5 of the advertisement.

(It is realised that on certain types of properties more than the minimum down payment would be required and also that in some cases a shorter time than the maximum permitted for the payment of the balance would be necessary.)

- Left with Discussion of Custodian.*
- ✓ (b) The newspapers that should be used for the publication of this advertisement.
- ✓ (c) The number of insertions desirable.
- ✓ (d) The date of the first and any subsequent announcements.
- (e) ³⁰ day of tenders. The period of time to be allowed for the receiving of tenders.
- ✓ (f) The desirability in the first instance of only calling for tenders on a portion of the properties listed in the Catalogue.

As suggested by the Committee, Mr. Douglas Reeve of Messrs. Johnson, Reeve & Watson has been approached in regard to making appraisals of all the properties involved. Mr. Reeve has stated that it would be a physical impossibility for him to value

all the properties by the date suggested for the closing of the of the tenders.

In view of this your Committee are asked to please advise us if any additional valuers would be satisfactory to your Committee, and if so, the firm or person which would be used.

The work involved in the consideration and acceptance of tenders, and especially in the completion of sales arrangements, will be considerable and the suggestion of dealing with only a portion of the properties at one time might be desirable. This method will also give more time to the matter of making appraisals.

As previously mentioned, the Custodian would therefore like your advice in regard to the desirability of calling for tenders in the first advertisement on only a portion of the properties listed in the Catalogue and on the balance of the properties on a subsequent date to be later determined.

We believe that it would be desirable that the appraisals made by Mr. Reeve, and any other person you may suggest, should be retained by them until the date for the closing of tenders so that it would be impossible for any prospective tenderer to secure this information either from the Custodian's office, or from any other Real Estate agents, for the purpose of influencing his bid.

We presume that it will be your wish that all tenders remain unopened until the closing date and that they will then be opened in the presence of your Committee and the writer.

It is our intention to return any tenders which may be received in envelopes not properly marked and which therefore may have been opened in the Custodian's office prior to the closing date.

Your guidance in these and any other matters will be appreciated.

Yours truly,

"F. G. Shears"
Acting Director

FGS/PMH

Department of the Secretary of State
Office of the Custodian

REAL ESTATE FOR SALE BY TENDER

The Secretary of State of Canada, acting in his capacity as Custodian, and being the vested owner of the interests of all persons of the Japanese race evacuated from the protected areas of British Columbia, hereby offers for sale by public tender such interests as are vested in him in certain commercial, residential and unimproved properties situate in Greater Vancouver.

A catalogue listing the properties above referred to may be examined and further particulars obtained on application to local Real Estate agents.

Tenders for the purchase of such property interest vested in the Custodian will be received subject to the following terms and conditions.

1. Each tender must be for one of the parcels described in the catalogue but a separate tender may be filed for each of several parcels.
2. A tender offering for parcels in the alternative will be considered an offer only for the parcel first named.
3. A certified cheque payable to the order of "The Custodian" for ten percent (10%) of the amount offered must accompany each tender.
4. Each tender must be in a separate sealed envelope addressed to "The Custodian", 506 Royal Bank Building, 675 West Hastings Street, Vancouver, B. C. and each envelope must be marked on the outside showing the catalogue number of the parcel in the enclosed tender. The following form may be used to mark the envelope:-
"Tender for Real Estate - Catalogue Parcel No....."
5. Tender may be for purchase for cash or on deferred payments. An offer on deferred payments must be for at least percent of the purchase price payable on acceptance of the offer and the balance by installments over a period not exceeding years. *30%? 3 yrs?*
6. All adjustments will be made in the case of cash sales at the date of conveyance and in the case of sales on deferred payments, as of the date of the formal Agreement of Sale.
7. Properties will be sold subject to existing leases and encumbrances, if any.
8. The Custodian reserves the right to cancel every accepted tender and to refund the deposit at any time prior to delivery by him of the conveyance in the event of a cash sale and of the formal Agreement of Sale in the event of a sale on deferred payments.
9. The properties are offered for sale without any warranty whatsoever by The Custodian of location or condition of buildings or improvements.

Cheques in respect of unaccepted bids will be returned in due course.

Neither the highest nor any tender will necessarily be accepted.

Tenders will be received by the undersigned up to noon daylight saving time on the day of July, 1943 on those properties designated in the Catalogue as Group "A". Further advice will be given of the date on which tenders will be received on properties in other groups of the Catalogue.

DATED at Vancouver, British Columbia, this day of June, 1943.

The Custodian,
506 Royal Bank Building,
Vancouver, B. C.

MEMORANDUM

Minimum percentage 30%

Maximum period, 3 years.

Newspapers to be used:

Vancouver Daily Province.
Vancouver Sun.
Vancouver News Herald.
The Victoria Times.
The Victoria Colonist.
Nanaimo Free Press.
Prince Rupert News.
Prince Rupert Empire.
New Westminster Daily Columbian.
Canada Gazette.

Date of first advertisement - 19th June in all papers, possibly a second advertisement in each of the Vancouver papers on different days of the following week.

Period of time receiving tenders - 30 days.

Division of Catalogue:

Group "A" - Those Streets in alphabetical order from A to O

Group "B" - Those Streets in alphabetical order from P to Y and also 1st, 2nd, 3rd and 4th Avenues.

Group "C" - 5th Avenue to 71st Avenue and also Burnaby, North and West Vancouver.

CATALOGUE OF REAL PROPERTY FOR SALE BY PUBLIC TENDER

The properties listed in this Catalogue are offered for sale without any warranty on the part of the Custodian as to the accuracy of the information contained herein. All prospective purchasers are required to satisfy themselves as to the correctness thereof.

Persons interested in the purchase of any of the properties listed herein are asked to contact the Agent whose name is set opposite each property. These Agents will be pleased to supply available information and arrange for the inspection of the property.

<u>Group "A"</u> of this Catalogue consists of:	Date for receiving tenders
Those streets in alphabetical order from A to Q, found on page 1 to	-----
<u>Group "B"</u> of this Catalogue consists of:	Date for receiving tenders
Those streets in alphabetical order from P to Y and also 1st, 2nd, 3rd and 4th Avenues, found on pages to	To be announced later.
<u>Group "C"</u> of this Catalogue consists of:	Date for receiving tenders
5th Avenue to 71st Avenue, and also Burnaby, North and West Vancouver, found on pages to	To be announced later.

CATALOGUE OF REAL PROPERTY OWNED BY PERSONS OF THE JAPANESE RACE IN GREATER
VANCOUVER SUBJECT TO SALE BY THE CUSTODIAN.

Catalogue No.	Civic Address	Legal Description Lot Block D.L.	Classification	Agents	Custodian File No.
1842	Adanac Street E.	7 9 S.D.E. 183	Dwelling	McGregor, Johnston & Thomas	14023 (3)
2112	Alberta Street	S.D.C. 1 & 2 14 302	Dwelling	Parsons, Brown Ltd.	2372
2132	Alberta Street	S.D.C. 11&12 14 302	Dwelling	Pemberton Realty Corp. Ltd.	3901
313	Alexander Street	3 39 196	Rooming House	Richards, Akroyd & Gall	12984
320	Alexander Street	5 40 196	Dwelling	Macaulay, Nicolls, Maitland & Co. Ltd.	8277
334-336	Alexander Street	9&10 40 196	Commercial Gar- age & Dwelling	P. C. Gibbens & Co. Ltd.	3205
329	Alexander Street	7&8 40 196/181	Dwelling	G. F. Jacobs	1390
350	Alexander Street	14 E $\frac{1}{2}$ & 15 40 196	Dwelling	Ker & Ker Ltd.	10449
409	Alexander Street	29 38 196	Rooming House	Pemberton Relty Corp. Ltd.	3893
418	Alexander Street	9 & 10 41 196	Dwelling	London & Western Trust Co.	11386/1472
472	Alexander Street	13 41 196	Terrace	Pemberton Realty Corp. Ltd.	9780
474	Alexander Street	14 41 196	Factory & Rooms	H. D. Campbell	12890

June 2, reported an increase of £1,464,000 in note circulation.

Private deposits were off £32,817,000 and government securities decreased £20,220,000. These losses were partly offset by gains of £14,019,000 in public deposits and almost £3,000,000 in other securities. The proportion of the bank's reserve to liabilities this week was 26.1 per cent., compared with 20.7 the same week last year.

Forty-first Ship

TACOMA, June 3.—(AP)—The United States aircraft carrier Niantic slid down the ways here Wednesday, bringing the total launchings of the Seattle-Tacoma Shipbuilding Corporation to 41.

Halibut Prices

Vancouver Fish Exchange today reports as follows:

Taylor No. 2 sold 3000 chicken at 19.1 cents, 5000 medium at 20.1 cents, 500 large at 19 cents.

Barden sold 4000 chicken at 19.4 cents, 11,000 medium at 20.9 cents, 2000 large at 19.1 cents, 1000 ling cod at 10 cents.

VANCOUVER CITIZENS BUY

STEADY DEMAND FOR FARM LAND

By CECIL SCOTT.

Rather dispelling the idea that every second Vancouver man has bought a farm, a visit to the Fraser Valley reveals a steady and continuous demand but nothing approaching a boom in turnover of good farm properties.

SMALL FARMS SELL FAST.

Many hundreds of citizens have invested between \$500 and \$2000 in small partly-cleared acreage. They envision eventual retirement to a small cottage there and to growing vegetables in the meantime.

Despite the gas shortage, you see some of these busy folk of a week-end hoeing their small plots or placing the last shiplap on their homes.

Some have gone there by bus, others have used dearly-saved gas. Their number, say neighbors, is smaller since the AA ration came in.

But the fair-sized farms are being sold much less rapidly than these little "stump" ranches. This is partly because \$8000 to \$12,000 cash needed for a farm that will give a fair living is hard to come by for the average citizen.

A second reason is the average farmer's unwillingness to sell. Despite lack of labor and gasoline, the general run of good farmers find these troubles are

counter-balanced today by attractive prices paid for produce.

Some have discovered too that funds obtained from sale of their country homes soon disappear when invested in city residences, whose costs have risen during the war.

LARGER PLACES SCARCE.

Today those who tried for years to sell their farms have left and sales now depend on the large more reluctant balance who prefer to stay unless some untoward event changes their minds.

From \$8000 to \$12,000 will buy the average good farm in the Valley this summer, if one is for sale. Some properties have brought as high as \$60,000 in recent years. Others have gone for a few hundred. In each case the purchaser has got just about what he paid for.

Prices as a whole have scarcely advanced. Sacrifice sales which seemed to indicate a low pre-war average have disappeared. Tiny farms and partly-cleared lands, too, have gone well forward, because these were almost unsalable previously. There are no more soldier settlement farms on the market.

But larger properties are pretty well the same price.

Practically all transactions have been for cash. Where farms have been without electricity or certain equipment, there has

been sufficient discount in prices to more than repair the lack. Often this amounts to more than 15 or 20 per cent, especially where there is clearing to be done.

It costs between \$160 and \$200 an acre to clear land in the Fraser Valley.

Yet in the nearly four years of war a small army of citizens and many farmers from other districts have taken up farms in the Fraser Valley. Pemberton's Realty Corporation reports a long list of those anxious to buy and a very much shorter one of those willing to sell. Other firms give the same report.

CITIZEN-FARMERS.

Quite well known Vancouver citizens proudly speak of good farms secured during the war. They run on both sides of the river from Lulu Island past Chilliwack and Dewdney. Large and small, they are all well-kept "show" places.

Among them are included business and professional men like A. A. Saba, whose property adjoins the Salmon River; George Cunningham at Langley, Neil McQueen at Hatzic, Harry Reifels, B. T. Rogers in Surrey; W. J. Van Dusen, R. J. Dawson at Whonnock; Paul Armour at Chilliwack; Gordon Towers at Langley; Dr. Pechek, Cloverdale; E. S. Glaspie, Langley; A. M. Myers, Albion; Tom Johnson, Haney, and Dr. T. R. Whaley.

6/3/43 PROV.

See cost of clearing

AGENDA

Meeting of Advisory Committee on Japanese
Properties in Greater Vancouver.

Date: June 2nd, 1943.

Time: 10:00 A.M.

Place: Office of the Committee, 1012 Royal
Bank Building.

1. Reading of Minutes of meeting of May 26th, 1943. *Approved.*

× 2. Personnel for appraisals.

The Custodian's office wishes to increase the number of appraisers, subject to the recommendation of Mr. Douglas Reeve.

× 3. Method of Advertising.

The Custodian's office wishes to advertise approximately 150 parcels of properties at intervals of several days, rather than advertising all at one time.

4. General Information.

List of Agents handling evacuee properties.

AGENDA

Meeting of Advisory Committee on Japanese
Properties in Greater Vancouver.

Date: June 2nd, 1947.

Time: 10:00 A.M.

Place: Office of the Committee, 1015 Bank
Bank Building.

1. Reading of Minutes of meeting of May 20th, 1947.

2. Report on Japanese properties.

The Canadian's office wishes to increase the
number of appraisers, subject to the recommendation of
Mr. Douglas Howe.

3. Method of advertising.

The Canadian's office wishes to advertise
approximately 150 parcels of properties at intervals
of several days, rather than advertising all at one
time.

4. General information.

List of Agents handling various properties.

Minimum down payment.

" period of terms.

Group adv. - District Lot or Street.

Friday P.M.

Ad on Local Papers.

Victoria ?

Nanaimo ?

New West ?

Mr. Jones

Wa. 3895R

AGENTS FOR EVACUEE PROPERTIES.

<u>Name</u>			
Administration & Trust Co.	3	Rand, E. E. & Fowler Ltd.	1
Allan, J. B. & Son	3	Reid, Phipps & Davies Ltd.	1
Anthony, E. S.	3	Reid, Walbridge, Gibson & S.	1
Atherton Realty Co. Ltd.	1	Richards, Akroyd & Gall Ltd.	11
Austin, E. A. & Co. Ltd.	5	Roberts, H. A. Ltd.	8
Baird & Baird	1	Royal Trust Co. Ltd.	7
Blane, Fullerton & White Ltd.	2	Russell, J. A.	1
Cameron, A.A.	1	Savage, Keith & Savage	1
Campbell, H. D.	16	Stewart, C. M.	5
Canada Permanent Trust Co. Ltd.	3	Sun Life Assurance Co.	1
Canadian Credit Ments Trust Ass'n.	3	Swanson, J. D.	3
Clarke, J. L. Realty Co.	6	Toronto General Trust Corp.	4
Collingwood Realty	1	Vancouver Paper Box Co. Ltd.	1
Dorgan, Joseph	1	Waghorn, Gwynn & Co. Ltd.	1
Fairhall, J. W.	17	Wells, P. E.	1
Fraser, Hugh M. & Co. Ltd.	2	Western City Co. Ltd.	8
Gallagher, W. H. & Co.	2	Wilson, W. E.	1
Gavin, Black & Co. Ltd.	1	Wrinch, Chas.	4
General Business Exchange	1	Young, Albert H.	9
Gibbens, P. C. & Co. Ltd.	14		
Goodrich, A. W. Co. Ltd.	3	Custodian Office	31
Gurd, W. F.	1		
Hargreaves, H.	6	Unappointed? (Not Reported)	60
Hayman, L.	1		
Home Investments	2		
Irwin & Billings	3		
Jacobs, Geo. F. & Co.	7		
Johnson, Reeve & Watson	7		
Johnston, A. S.	1		
Ker & Ker Ltd.	73		
Knowles, R. R. Co. Ltd.	2		
Labron, W. K.	1		
Lefaux, W. W.	2		
Litt, Archie	2		
London & Western Trust Co. Ltd.	7		
Lozier Realty Co.	1		
Macaulay, Nicolls, Maitland & Co.	16		
Manufacturers Life Ins. Co.	1		
Montreal Trust Co. Ltd.	4		
Moore, Homer J.	4		
Morgan, E. B. & Co. Ltd.	4		
Morrow Realty Co. Ltd.	2		
Muirhead, J.	1		
Murphy & Murphy	2		
McCrossan, G. E.	4		
McGregor, Creery & Farmer Ltd.	1		
McGregor, Johnston & Thomas Ltd.	2		
Norris & McLennan	11		
Parsons, Brown Ltd.	2		
Pemberton Realty Ltd.	75		
Peters, S. E.	1		
Pratt, F. D.	3		
			<u>498</u>

Meeting of Advisory Committee of Japanese
Properties in Greater Vancouver.

AGENDA

Date: May 26th, 1943.

Time: 10:00 A.M.

Place: Chambers of Mr. Justice Sidney Smith.

adopted.

1. Reading of Minutes of May 19th, 1943.

2. General Information.

(a) 3573 Tanner St. - L. 11 & 12, B. 100, D.L. 36 & 51.

Owner: Y. Okada - Evacuee.

Assessment: House \$1350. Lot \$260.

The tenant, a Mr. Duncan offered \$1300. for the property. The owner asked \$1500. A compromise was made at \$1400. (\$400. cash and \$40. per month covered by mortgage). Sale price is 87% of assessed value of property.

Above information supplied verbally by Custodian office, (Mr. Milson), on May 22nd, 1943.

This now makes eight (8) pieces of Evacuee property to date sold through the Custodian's office upon mutual agreement on prices and terms between seller and buyer. Gross amounts and percentages follow:

<u>Total Assessed Value</u>		<u>Sold for</u>	<u>Percentage</u>
<u>Land</u>	<u>Imp's.</u>		<u>Sales/Assessed Value</u>
\$16680.	\$36510.	\$32564.	61.2%

(b) Mr. Kimura has a similar proposition to the Tanner Street property, with respect to a house and lot on McGill Street - an erstwhile neighbor of his concerned.

(c) The Custodian advertised one Fraser Valley area and eleven Greater Vancouver area properties for sale in the following newspaper issues:

"Vancouver Sun" - Thursday, May 20th.

"Vancouver Prov." - Saturday, May 22nd.

"News Herald" - Friday, May 21st.

Previous advertising to date:

April 3rd - 7 Gr. Vancouver properties.

April 17th - 10 Gr. Vancouver properties &
2 outside properties.

AGENDA

2.

In response to advertising, two properties (both in Greater Vancouver area) have been reported to your Committee as sold.

3. ~~Catalogue of Evacuee Properties.~~

The Custodian office reports to your Committee yesterday that the copy for the catalogue would be in the hands of the printer by today (26th).

Meeting of Advisory Committee on
Japanese Properties in Greater Vancouver.

AGENDA

Date: May 19th, 1943.

Time: 10:00 A.M.

Place: Chambers of Mr. Justice Sidney Smith.

1. Reading of minutes of meeting of May 12th.
2. General Discussion re Reduction in taxation on
Business Properties.

Meeting of Advisory Committee on
Business Properties in Hawaii Territory
HAWAII

Page No. 120, 1957

Date: 10:00 A.M.

Pages Number of Mr. Justice Henry Deth

1. Meeting of minutes of meeting of 10:00

2. General discussion re business in Hawaii in

Business Properties.

1. Court of Revision
 2. Board of Assessment
~~Court of Appeals~~, Repeals.
 3. Supreme Court.
- if they are adversely affected, apply to
or Court of Equalization
to decide on area as a group.

assessment
10% deduction per annum is the maximum to be allowed - no more.

AGENDA

Date: May 11th, 1943,

Time: 10:00 A.M.

Place: Chambers of Mr. Justice Sidney Smith.

1. Approval of minutes of meeting of May 5th, 1943.
2. Executive Assistant's report of current position
re protest of Japanese Property Owners'
Association.
3. Staff changes. *H.S. Durkee # 2750*
4. Letter of progress to the Minister.

Japs Plan to Fight Real Estate Sales

5/5/43.

Evacuated Japanese are raising a fund of ten percent of their annual civic taxation with which to finance a court fight against the Federal Government's order providing for the compulsory liquidation of their real estate in Vancouver and elsewhere in British Columbia.

Announcement of the fund-raising effort is made in the current issue of *The New Canadian*, newspaper of the Jap Community.

Its front page analysis also states that Japs in the interior are putting pressure on the members of their race who have been appointed by the Dominion Government to act on advisory committees, urging these representatives to resign. They are Kishizo Kimura and Yasutaro Yamaga, who are members respectively of the disposal committee dealing with Vancouver and Fraser Valley real estate.

The possibility of sending a delegation to protest at Ottawa against the sale order is also being canvassed. Treasurers have been named by the Japanese Property Owners' Association to handle disbursements from the proposed fund.

"If court action is decided upon as the only possible step it is indicated two well-known legal figures in Vancouver, one of whom has already given opinions on the question, will be retained," the story declares.

"It will be necessary to undertake two actions, one on behalf of a British subject and the other on behalf of a (Japanese) national. In the case of the former both the constitutional validity of the order-in-council and the power of the Government to cast aside the rights of a citizen under conditions not related to the efficient prosecution of the war are likely to be tested."

"With regard to the latter, it will be principally a question of constitutional validity as defined under the British North America Act and the War Measures Act."

Crown Takes Steps

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"Translation"
(Original written in Japanese Language)

Recommendation for Resignation.

In regard to liquidation of lands and properties owned by Japanese, we have found that, your acceptance of the position of a member of the Committee, is contrary to the public opinion of Japanese residents in general.

Therefore, your immediate resignation is recommended.

April 26th, 1943.

Japanese Property Owners'
Protective Mass Meeting,
Kaslo.

Mr. Kishizo Kimura

初ニ成程ノ面ニ相續シテ色ヲ視ルニ新退ノ
 之ノ様子推測ナリト云フニ此推測
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6 S	6 T	6 T	6 S
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22 M	22 T	22 S	22 T
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AGENDA

Meeting of Advisory Committee on Japanese
Properties in Greater Vancouver.

Date: May 5th, 1943.

Time: 10:00 A.M.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting of April 28th.
2. Executive Assistant's report on meeting with Real Estate Agents.
 - a. Terms of Sale - Cash versus Terms.
 - b. Question of Commission to be paid Agents.
3. Summary of valuations and assessments on six properties.
4. Organization.
5. Review of Status.

During week the Executive Assistant has had several conferences with the officials of the Custodian office and attended a meeting called by the Custodian, of representatives of all the principle real estate agents in the city, at which the general proposed program was outlined by Mr. Shears, and afterwards discussed in open meeting.

It was understood the catalogue of properties is now nearing completion and will be turned over to the printers shortly, and that the proposed newspaper advertising will also be placed within a short time.

We are informed however, that Mr. F. W. Shears is leaving for Winnipeg on the 7th instant to meet Mr. G. W. McPherson, and that advertising will not be released until he returns.

The status of the work of the office of the Committee is as follows:

a. Maps: we now have a complete map in two sections, mounted on linen, with District Lots and relevant individual lots marked in color.

b. Cards: complete except for checking from Custodian data.

c. Catalogue: completed April 10th, now awaiting verification by Custodian office.

d. Analysis of properties concerned partly completed, awaiting verification of data by Custodian office.

e. General Policies of Procedure: principal policies determined at meeting of the Committee on April 7th, 1943, and transmitted to the Custodian on April 12th.

4/30/43

3

SUMMARY OF VALUATIONS AND ASSESSMENTS

<u>Lot No.</u>	<u>Block No.</u>	<u>D. L. No.</u>	<u>City Assessment</u>		<u>Total</u>	<u>D. Reeve's Valuation</u>	<u>%</u>
			<u>Land</u>	<u>Imp's</u>			
7	10	302	\$1285.	\$3000.	<u>\$4285.</u>	<u>\$1500.</u>	35%
1,2	11	302	(1) \$1550.	\$2900.	\$4450.	\$2250.	50.5%
			(2) 1385.	2700.	<u>4085.</u>	<u>750.</u>	18.3%
36	40	196	\$3500.	\$2500.	<u>\$6000.</u>	<u>\$1750.</u>	29.1%
32	40	196	\$3500.	\$1600.	<u>\$5100.</u>	<u>\$1350.</u>	26.4%
22	41	196	\$1050.	\$1400.	<u>\$2450.</u>	<u>\$1000.</u>	40.8%
12	57	196	\$ 700.	\$ 200.	<u>\$ 900.</u>	<u>\$1200.</u>	133.3%
TOTALS					<u>\$27,270.</u>	<u>\$9800.</u>	35.9%

How this address

AGENDA

Meeting of Advisory Committee on Japanese
Properties in Greater Vancouver.

Date: April 28th, 1943.

Time: 10:00 A.M.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting of April 21st read.
2. Further discussion on valuations of the following lots:

a. 130 West 1st Avenue - Lot 8; B.10; D.L. 200A.
Dominion Construction Company offer - \$1100.00.

City Assessment - Land:	\$1485.00	%	of Assessed Value.
Imp's:	<u>1100.00</u>		
Total:	<u>\$2585.00</u>		100%

McKenzie's Calculated Value - Land:	\$1237.00		
Imp's:	<u>991.00</u>		
Total:	<u>\$2228.00</u>		80%

D. Reeve's Valuation (Current Market) - Total:	<u>\$2000.00</u> ✓		77%
---	--------------------	--	-----

2300 West 1st Ave? 町田優子
b. Lot 24; Block 4; D. L. 196.
Burrard Iron Work's offer - \$1400.00.

City Assessment - Land:	\$2000.00		
Imp's:	<u>3400.00</u>		
Total:	<u>\$5400.00</u>		100%

McKenzie's Calculated Value - Land:	\$1875.00		
Imp's:	<u>2500.00</u>		
Total:	<u>4375.00</u>		81%

D. Reeve's Valuation (Current Market) - Total:	<u>\$1500.00</u>		
---	------------------	--	--

28% # 1,750⁰⁰ ✓
City may accept around this figure.

*Assessment based on period of occupancy
(Earning power.)*

c. Lot 29; Block 42; D. L. 196.
 Nye Foundry offer \$300.00.

City Assessment - Land: \$ 800.00
 Imp's: 1800.00

Total: \$2600.00

100%

McKenzie's Calculated

Value - Land: \$ 500.00
 Imp's: 1550.00

Total: \$2050.00

78.7%

D. Reeve's Valuation

(Current Market) - Total: \$1000.00

38.4%

1125.00

3. Report on progress.

4. Organisation.

City of Los Angeles
The County of Los Angeles

City Department - Land: \$ 800.00
Total: 800.00

1/18/18
1/18/18
1/18/18

Total: 800.00

Department's Allocation
Land: \$ 500.00
Total: 500.00

Total: 500.00

City's Allocation
Total: 500.00

2. Report on progress.
4. Organization.

1701
2372
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AGENDA

Meeting of the Advisory Committee.

Date: April 14th, 1943.

Time: 10:00 A.M.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of the meeting of April 7th, 1943.
2. Progress Report of Executive Assistant.
3. Discussion of this report.
4. Specific presentations from the Custodian.
5. Articles in "New Canadian" on attitude of Japanese owners relative to policy of liquidation.

MEMORANDUM

TO Mr. Justice Sidney Smith

VANCOUVER, B.C.

FROM Mr. A. E. McMaster

April 9th, 1943.

SUBJECT Note on progress.

Mr. Shears is pleased with the policies adopted by the Committee in this weeks meeting. These have been conveyed to him by letter.

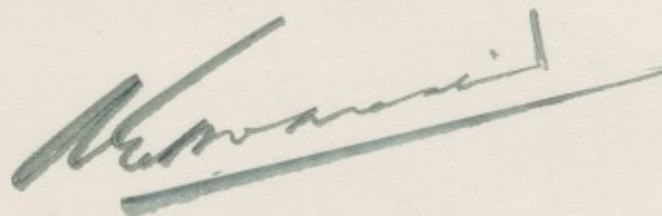
His first procedure will be the preparation of the comprehensive sales plan: we are assisting.

Today our set of descriptive cards was finished by the Custodian's office, and from the information contained thereon, we shall prepare analyses by District Lots.

The Custodian's recent advertisement calling for tenders for eight enemy lots, is receiving active response.

ABM/ms

c.c. K. Kimura
C. Jones.



AGENDA

Meeting of Advisory Committee on April 7th, 1943.

Place: Chambers of Mr. Justice Sidney Smith.

Time: 10:00 A.M.

Present:

Mr. Justice Sidney Smith - Chairman.
Alderman Charles Jones.
Mr. Kishizo Kimura.
Mr. A. E. McMaster - Executive Assistant.

1. Reading of minutes of meeting of March 23rd and 24th, 1943.
2. Report of Executive Assistant on progress in assembling data.
 - a. Maps. b. Card system. c. Analyses of properties.
3. Consideration of Custodian's specific submissions.
 - a. Lot 24, Block 4, D.L. 196, offer by Burrard Iron Works.
 - b. Lot 8, Block 10, D.L. 200A, offer by Dominion Construction Co.
 - c. 331 & 347 Powell Street; policy re leasing.
 - d. 519 Powell Street, Lot 29, Block 42, D.L. 196, offer by Nye Foundry Company.
4. Consideration of Custodian questionnaire on general matters of policy -- F. G. Shear's letter of March 29th.
 - a. Real Estate.
 1. Nature of sales policy; advertising etc.
 2. Form of catalogue suggested.
 3. Appraisals; method; personnel.
 4. Question of rental leases, existing and new.
 5. Question of sales through rental agents or direct.
 6. Deposition of Certificates of Title.
 - b. Chattels.
 1. Method of disposal of chattels.
 2. Disposition of chattels in rented premises.
 3. Disposition of reserved chattels.

ADVISORY COMMITTEE ON JAPANESE PROPERTIES IN GREATER VANCOUVER.

SUMMARY OF PROPERTIES CONCERNED AS COMPILED FROM CUSTODIAN'S FIGURES.

	<u>North of False Creek</u>	<u>South of P False Creek</u>	<u>North & West Vancouver</u>	<u>Burnaby</u>	<u>Grand Total</u>
<u>No. of Parcels</u>					
<u>Improved</u>	193	191	16	13	413
<u>Unimproved</u>	15	42	14	14	85
<u>Total</u>	208	233	30	27	498
<u>No. Vested</u>	131	103	8	11	253
<u>Values (Assessed)</u>					
<u>Improved</u>	\$ 739,764	449,810	28,851	18,252	1,236,677
<u>Unimproved</u>	6,265	8,955	3,965	3,360	22,545
<u>Total</u>	746,029	458,765	32,816	21,612	1,259,222
<u>Values-Avg. Unit</u>					
<u>Improved</u>	\$ 3,833	2,355	1,803	1,404	2,994.
<u>Unimproved</u>	418	213	283	240	265.
<u>Total Unit Avg.</u>	3,106	1,969	1,094	800	2,529.
<u>Taxes.</u>					
<u>Improved</u>	\$ 26,167	16,534	873	676	44,250.
<u>Unimproved</u>	348	571	173	122	1,214.
<u>Total</u>	26,515	17,105	1,046	798	45,464.
<u>Annual Revenue</u>	\$ 82,824	69,300	4,320	2,736	159,180.
<u>Agents.</u>	189	170	8	12	379
<u>Classification of Properties.</u>					
<u>Residential</u>	171	152	6	12	341
<u>Others</u>	67	39	10	1	117
<u>Total</u>	238	191	16	13	458
<u>Distribution by Areas.</u>					
<u>Total parcels</u>	42%	47%	6%	5%	100%
<u>Total Values</u>	59%	36%	3%	2%	100%

AEM/3/27/43.

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.

3.

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.

1. 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 consummation 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.

1. 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, ~~xx~~ reserved bids, and auctioneers expenses can be best determined after consulting with experienced auctioneers.

As to the disposition 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.

2.

3. Appraisals; Method; Personnel.

1. 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 valuers 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.

1. 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 ^{estate} 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

Dear Sir:

We thank you for your letter of the 25th instant informing us that the Advisory Committee has considered the initial question of the desirability of adopting a general policy of liquidation.

We note that in principle they approve of such a policy both with regard to real estate and chattels.

In view of this decision we would appreciate your Committee's advice in regard to the broad methods by which this policy can be best implemented. We would suggest that this will require consideration being given to the following questions:

Real Estate.

- 1 The necessity or desirability of advertising and calling for tenders.
- 2 The type of any such advertisement, whether it should be general or specific.
- 3 The period of time to be allowed for submitting tenders.
- 4 The possible need of a catalogue of properties being prepared which would be available to the public.
- 5 The form of such catalogue.
- 6 The question of including enemy properties in any such catalogue.
- 7 The question as to whether any such catalogue should be divided into specific areas so that tenders might be called for at different times.
- 8 The matter of obtaining appraisals of the value of each property.
- 9 The question of any preference being given to existing tenants.
- 10 The terms under which properties should be sold, whether for cash or on deferred payments.
- 11 The channels through which the intended purchaser can inspect the properties.
- 12 The question of listing properties with Real Estate Agents, either by exclusive listing or otherwise.
- 13 The question of disposing of properties through the Vancouver Real Estate Agents now administering properties for us and collecting rentals, etc.
- 14 The question of allowances for Agents' Commission.
- 15 The matter of negotiating new rental leases, either for short term or for extended periods, pending the disposition of such properties.
- 16 The desirability of influencing Japanese owners to deposit Certificates of Title with the Custodian.

Chattels.

The general method by which chattels should be disposed of would also need to be considered as follows:

- 1 By advertisement calling for tenders.
- 2 By public auction, and if so the method of distribution among various Auctioneers.
- 3 The matter of valuations and reserve bids.
- 4 The question of Auctioneer's expenses.

March 29/43.

- 5 The question of getting present tenants a preference to purchasing chattels stored with them.
- 6 The desirability of selling chattels stored in rented houses prior to the sale of real estate.
- 7 The question of a deadline being set for any further chattels being shipped to Japanese owners.
- 8 The matter of storage of certain types of personal property of a sentimental and a religious nature.

The above questions are of course somewhat inter-related and we would be glad if you would give consideration to them as a whole and advise us in regard to a satisfactory and logical order of procedure.

Until some of the main policies referred to above have been decided upon it is our wish to avoid bringing to your attention, as far as possible, specific requests which we may be receiving from time to time. We have some requests, however, upon which it appears necessary to have your advice.

We have some applications where it is suggested that the properties are urgently required for war work and in a separate letter we are outlining these for your consideration and advice.

A decision should also be arrived at as to the answer which should be given to specific enquiries which we are receiving for the purchase of some properties.

There is also the matter of the desirability of negotiating any additional leases possibly for two years in the Powell Street area where considerable expenditures are necessary to conform to City by-laws.

It would be appreciated if you would give matters of this type your consideration as soon as this is feasible.

Yours truly,

"F. G. Shears"

F. G. Shears
Acting Director.

FGS/PMH

MEMORANDUM

TO Alderman Charles Jones

VANCOUVER, B.C.

FROM Mr. A. E. McMaster

March 26th, 1943.

SUBJECT Committee Meetings.

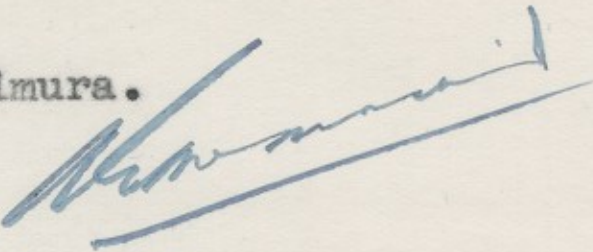
I am instructed by the Chairman to advise you that the next meeting of the Committee will be held in Mr. Justice Sidney Smith's Chambers at 11:30 A.M., Tuesday, March 30th, and that thereafter there will be a general weekly meeting every Wednesday at 10:00 A.M., commencing Wednesday, April 7th.

I shall keep in close touch with the Custodian's office and have Mr. Shears submit any individual cases on which he may want a ruling.

If you desire any additions made to the agenda, will you kindly advise this office not later than 10:00 A.M. of the day of the meeting. This does not of course preclude the addition of any items which may develop later, but if we get most items in by that time, I can arrange agenda for a typed distribution to all members.

AEM/ms

c.c. Mr. K. Kimura.



MEMORANDUM

TO..... Mr. Charles Jones.....

VANCOUVER, B.C.

FROM..... Mr. A. E. McMaster.....

..... March 25th, 1943.....

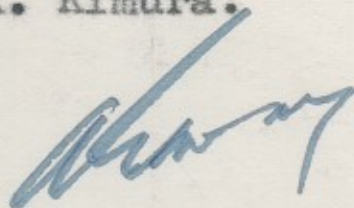
SUBJECT..... Summary of Properties.....

Herewith a brief statement showing summary of the properties in Greater Vancouver as administered by the Evacuee section of the Custodian of Enemy Property.

We are proceeding with the preparation of individual cards for each parcel and are seeking a most appropriate map for the purposes of the Committee.

AEM/ms

c.c. Mr. K. Kimura.



SUMMARY OF PROPERTIES IN GREATER VANCOUVER ADMINISTERED BY EVACUEE SECTION

AREA	Total Parcels	Vested	No. Improved	No. Unimproved	Assessments Land	Improvements	Taxes	Residential	Others	Annual Revenue:	Agents	Total Assessment
<u>City of Vancouver.</u>												
North of False Creek " " " " ^{No.}	208	131	193		\$ 257,847.00	\$ 481,917.00	\$ 26,166.64	171	67	\$ 82,824.00	189	\$ 739,764.00
South of False Creek " " " " ^{So.}	233	103	191	15	\$ 6,265.00		347.93					6,265.00
				42	199,800.00	250,010.00	16,534.14	152	39	69,300.00	170	449,810.00
					8,955.00		571.56					8,955.00
North & West Vancouver. " " " " ^{No. &}	30	8	16		9,641.50	19,210.00	873.14	6	10	4,320.00	8	28,851.50
				14	3,965.00		172.96					3,965.00
Total	471	242	400	71	\$ 486,473.50	\$ 751,137.00	\$ 44,666.37	329	116	\$ 156,444.00	367	\$ 1,237,610.50
<u>Neaby Municip.</u>	27	11	13		5,421.83	12,830.00	675.66	12	1	2,736.00	12	18,251.83
				14	3,360.00		122.17					3,360.00
Total	498	253	413	85	\$ 495,255.33	\$ 763,967.00	\$ 45,464.20	341	117	\$ 159,180.00	379	\$ 1,259,222.33

912 Royal Bank Building,
Vancouver, B.C.,
March 21st, 1943.

Honourable Mr. Justice Smith,
Chairman, Advisory Committee on Greater
Vancouver Properties,
Law Courts,
Vancouver, B.C.

Dear Mr. Justice Smith:

The Custodian is anxious to put into effect as soon as possible the policy of liquidating evacuee owned property situated in Greater Vancouver. There are several major questions of policy upon which the Custodian would appreciate the advice of the Committee in order that the work may be proceeded with and on behalf of the Custodian I have set out herein these major questions as the Custodian sees them. I have not indicated the views of the Custodian or the information available in the Custodian's Office, which you will, no doubt, desire to have placed before you in order that these questions may be considered. Mr. F.G. Shears, the Acting Director, will upon your request make available to you all the information and his views and opinions can be accepted as the views of the Custodian, in these matters. The questions upon which the Custodian would appreciate your advice are as follows:

- (1) Whether or not, taking into consideration all of the facts, it is desirable to proceed with a general policy of liquidation of real estate.
- (2) Assuming that the Committee's advice on the first question is in the affirmative, the Custodian would appreciate the advice of the Committee as to the best method of sale, the terms and conditions.
- (3) The Custodian would appreciate the advice of the Committee as to the best method of valuating the properties to be disposed of.
- (4) The Custodian would appreciate the advice of the Committee as to whether or not it is desirable in the public interest to liquidate, for the present at least, properties belonging to religious institutions.
- (5) Taking into consideration the difficulty of properly protecting chattels, the rapid deterioration of same and that in the opinion of the British Columbia Security Commission it is neither desirable nor essential that chattels be shipped to evacuees, the Custodian would appreciate the advice of the Committee as to whether or not chattels should be disposed of and if so, the methods to be adopted.

© The Custodian desires it to be brought to the attention of the Committee that it is not intended to dispose of articles of a religious nature or of a purely sentimental value.

Mr. F.G. Shears will explain the position of the Custodian in these matters at the request of the Committee.

Yours very respectfully,

G.W. McPherson,
Executive Assistant.

GWM/DG

AGENDA - INITIAL MEETING

✓ ADVISORY COMMITTEE ON JAPANESE PROPERTIES IN GREATER VANCOUVER

11 A.M. MARCH 23rd, 1943

PLACE - The Chambers of Honourable Mr. Justice Sidney Smith

TIME - 11 A.M.

PRESENT - The Hon. Mr. Justice Smith - Chairman
Mr. Charles Jones
Mr. Kishizo Kimura
✓ Mr. A.E. McMaster - Executive Assistant
Mr. G.W. McPherson
Mr. F.G. Shears

1. - TERMS OF REFERENCE

2. - EXPLANATORY REMARKS BY MR. G.W. McPHERSON

3. - CONSIDERATION OF INITIAL PROBLEMS

4. - POLICIES IN PROCEDURE

- ✓(a) Inspection of Typical Properties
- (b) Preparation of Catalogues
- (c) Valuations - Method of Determining
- (d) Sales - Consideration of Methods
- ✓(e) Liaison with Custodian's Office (through Mr. F.G. Shears)

5. - COMMITTEE'S OFFICE

- ✓(a) 1012 Royal Bank Building
- (b) Disignation
- (c) Telephone

Inspection tour 3/24/43 2 P.M.

SUGGESTED AGENDA FOR THE INITIAL MEETING OF
THE ADVISORY COMMITTEE OF JAPANESE PROPERTY IN GREATER VANCOUVER

MARCH 22, 1943.

1. EXPLANATORY REMARKS BY MR. G.W. McPHERSON.
2. TERMS OF REFERENCE.
3. OBJECTIVES OF CUSTODIAN AS TO DISPOSITION OF PROPERTIES.
4. OBJECTIVE OF COMMITTEE AND RELATION WITH CUSTODIAN.
5. GENERAL CURRENT POSITION AS TO PROPERTIES CONCERNED.
 - (a) Inventory and maps.
 - (b) Valuations.
 - (c) Status of Sales and/or Leases.
 - (d) Agents.
6. POLICY IN PROCEDURE OF COMMITTEE.
 - (a) Liaison with Custodian.
 - (b) Cataloging and valuation.
 - (c) Reports of Committee.
 - (d) Name of Committee
 - (e) Letterhead
 - (f) Publicity - Joint Press Release.
 - (g) Office - staff - facilities.
7. LETTER FROM MR.G.W.McPHERSON IN BEHALF OF DEPARTMENT OF STATE
 - (a) Directive to Committee
 - (b) Procedure re expenses and remuneration.

*Unofficial Discussions Only
because Alderman Jones was absent.*

912 Royal Bank Building,
Vancouver, B.C.,
March 21st, 1943.

Honourable Mr. Justice Smith,
Chairman, Advisory Committee on Greater
Vancouver Properties,
Law Courts,
Vancouver, B.C.

Dear Mr. Justice Smith:

Parag. 1.
In view of the fact that your Committee is holding its first meeting on Monday at 11 a.m. I thought that you might like to have a resume of the Custodian's position insofar as Japanese properties are concerned.

Parag. 2
I have, therefore, set out in this letter a brief statement relating to same and I have also indicated in a very sketchy way my understanding as to the relative position of your Advisory Committee and the Custodian's Organization. Attached to this letter are copies of the following Orders in Council:

- Part 1.
(1) P.C. 3959
P.C. 5353

These two Orders in Council constitute the Consolidated Regulations Respecting Trading with the Enemy (1939). There have only been one or two minor amendments which are not important for our purposes. For your information I have attached to these Consolidated Regulations a circular letter referring to Order in Council P.C. 9797.

These Consolidated Regulations, while dealing primarily with enemy property, were subsequently by Orders in Council which are hereinafter referred to, apply mutatis mutandis to the administration of Japanese evacuee property under the jurisdiction of the Custodian. You will note that under these Regulations the Custodian is vested with the legal title to all enemy property. The question of whether or not a person is or is not an enemy does not depend upon his nationality but primarily the question of whether or not he is under the control of the enemy such as residing in enemy territory. It is, therefore, not correct to say that Japanese subjects residing in Canada who have been evacuated from the protected areas but who have not been interned are enemies but it is correct to say that a British subject residing in enemy territory is an enemy.

- Part 2.
(2) P.C. 1665, dated March 4th, 1942 as amended by P.C. 2383, dated March 27th, 1942

It was under these Orders in Council that the British Columbia Security Commission was established and Section 12 deals with the placing of evacuee property under the protective custody of the Custodian.

- Part 3.
(3) P.C. 469, dated January 19th, 1943

As a result of work done with relation to evacuee problems during 1942 and in order that certain points arising out the interpretation of

Orders in Council affecting these problems might be clarified, this Order in Council was passed. You will note that among other things, it deals with the unfinished business of the Committee which handled the Japanese Fishing Vessels and of which you were Chairman.

Parag.
3.

During the past year the Custodian's right to liquidate property, in view of the wording of Orders in Council P.C. 1665 and P.C. 2483, was questioned Order in Council 469 was passed.

Parag.
4.

The above referred to Orders in Council constitute all of the law relating to the Custodian's position insofar as evacuee property is concerned, at least up to the present time.

Parag.
5. ✓

As a result of the experience of this Office in handling administration problems during the past year, the Custodian came to the conclusion that Japanese evacuee property, including chattels, should be liquidated as rapidly as possible, provided such liquidation could be carried out in an orderly manner and with a minimum of economic loss, taking into consideration all the circumstances.

Parag.
6. ✓

* A special committee of the Cabinet considered this matter at the request of the Custodian and the Custodian was directed to adopt a policy of liquidation. In order that this policy may be given effect and subjected to as little criticism as possible, the Custodian decided to appoint two Advisory Committees to give independent advice on the carrying out of the policy. I believe that the Secretary of State, the Honourable Mr. McLarty, forwarded to you a copy of the Terms of Reference.

Parag.
7.

You will note that the Committee is set up for the purpose of advising the Custodian in respect to the disposal of properties in Greater Vancouver but the Terms of Reference indicate that there is a discretionary power to advise that the property should not be liquidated at this time. The Custodian realizes that it may not be the most favourable market in which to liquidate property but his experience over the past year indicates, in his opinion, that the condition of many of the properties, the rapid deterioration of same and the relatively small returns received for rent may justify a liquidation in order to prevent further economic loss to the Japanese evacuee owner.

Parag.
8.

It is apparent that under the various Orders in Council affecting the Custodian's work, the Custodian has rather wide powers and his Vancouver Organisation has, during the past year, administered the affairs of evacuees generally and has a fairly complete record of each individual's assets set up along the lines of a trust account. The Custodian did not feel that it was necessary to pass a special Order in Council setting up the Advisory Committees and the Committees are, therefore, more in the nature of personal advisors to the Custodian on questions of policy relating to the disposition of properties which will be referred to the Committees from time to time. It is of course appreciated that your Committee will, no doubt, desire to obtain independent information relating to particular problems and you will, therefore, require a secretariate to handle this work. At your suggestion, I have discussed this matter with Mr. A.E. McMaster and if it meets with the approval of your Committee, the Custodian is prepared to make office space and a secretary available to him and pay his expenses and remuneration insofar as the work of the Committee is concerned.

Parag.
9.

For your information, as a matter of general policy the Custodian in dealing with enemy assets and their liquidation has always advertised same and called for tenders. The only time this policy has not been followed is where Government Departments desired to purchase assets in the interest of Canada's war effort, either directly or indirectly. This policy has avoided criticism from the public and will also enable the Custodian to justify to some degree the results of the liquidation.

Parag.
10.

In the case of the Japanese evacuees, however, the Custodian feels that it is highly desirable to have the advice of an independent Committee on matters relating to the method of liquidation, thus avoiding criticism from the public generally and by the inclusion of Japanese representatives on the Committee in some measure alleviate the fears of the evacuees. For the information of your Committee I would point out that even with respect to enemy property the Custodian's seizure of property is not in the nature of a confiscation of same but rather a trusteeship and particularly is this the case as regards evacuees.
受託人の職分

Parag.
11.

I would point out that the Custodian's Organization has collected information as to the debits and credits of individual evacuees and during the past year, with their consent, have liquidated considerable property, paid their creditors and remitted sums from time to time to them. The Custodian intends to continue this policy and will, as the liquidation of property proceeds, remit funds to the evacuee owner in co-operation with the British Columbia Security Commission. At the present time as a result of discussions with the Commission, the Custodian is remitting, where funds are available, up to \$100.00 per month and increases these remittances where further funds are definitely required. The Custodian is anxious that the representative of the Japanese evacuees on your Committee should understand that it is the Custodian's duty to take protective custody of evacuee property and that he in no sense is confiscating same.

Parag.
12.

It is anticipated that if it meets with your Committee's approval the Custodian will ask for the advice of the Committee on problems arising from time to time. I assume that as the work of the Committee develops you will advise the Custodian's Organization as to the form in which you wish the questions presented to you and I can assure you that Mr. F.G. Shears, the Acting Director of the local office, will co-operate one hundred percent in the work of the Committee.

Parag.
13.

The Secretary of State directed me to proceed to Vancouver to give such assistance as I could to both your Committee and His Honour Judge Whiteside's Committee which deals with Rural Property. While I am anxious to return East as soon as possible, I am quite prepared to remain in Vancouver for such period as you consider necessary if I can be of any real assistance to you.

Parag.
14.

I feel, however, that you will find Mr. F.G. Shears, who has been with the local Custodian's Office since its organization and is entirely familiar with the detail and problems involved, will be of more assistance to you than myself.

Yours very respectfully,

G.W. McPherson,
Executive Assistant.

GWM/EG

Terms of Reference.

To advise the Custodian in respect to the disposal or effective use of properties in Greater Vancouver vested in him on behalf of persons of the Japanese race evacuated from Greater Vancouver under the various Orders-in-Council relating to the evacuation and in particular, without limiting the generality of the foregoing, in relation to:

(a) liquidation by means of sales of particular properties and the prices which should be realized therefrom;

(b) sales, the methods to be adopted in appraisals, the manner of offering for sale, and the terms of any contract of sale;

(c) the leasing of properties of which it may not be thought advisable to recommend immediate sale and the terms of any contract of lease;

(d) the review of and, if thought advisable, the arbitration of claims now made or which may hereafter be made in relation to leases entered into between persons of the Japanese race and lessees from them;

(e) the disposition of any chattels which may not have been removed from the protected area.

P.C. 469
PRIVY COUNCIL
CANADA

AT THE GOVERNMENT HOUSE AT OTTAWA

Tuesday, the 19th day of January, 1943.

PRESENT:

HIS EXCELLENCY

THE GOVERNOR GENERAL IN COUNCIL.

WHEREAS by Order in Council dated 29th June, 1942, (P.C. 5523) amended by Order in Council dated 4th August, 1942, (P.C. 6885) Regulations were made imposing certain duties and responsibilities on the Director of Soldier Settlement of Canada in relation to agricultural lands owned by persons of the Japanese race ordinarily resident in the protected areas of British Columbia;

AND WHEREAS the Secretary of State reports that the appraisals of lands contemplated by the said Order in Council as amended have been made and that it is the opinion of the Minister of Mines and Resources, to whom the Director of Soldier Settlement of Canada reports under the said Order in Council as amended, that the said Order in Council as amended, should be revoked;

That by Order in Council, dated 20th July, 1942, (P.C. 6247) it was provided that on and after the 1st August, 1942, all unfinished business of the Committee under the Chairmanship of the Honourable Mr. Justice Sidney A. Smith of Vancouver, appointed by Order in Council of 13th January, 1942, (P.C. 288) in respect of vessels or equipment vested in the Custodian under the said Order should be transferred to the Custodian, and the Custodian was vested with all vessels and equipment which had not been disposed of under the supervision of the said Committee;

That since the transfer was affected, question has been raised as to the authority of the Custodian to deal with unfinished business of the said Committee in relation to vessels or equipment disposed of prior to the 1st August, 1942, and it is expedient to remove any doubts in this respect;

That by Orders in Council relating to the property of persons of the Japanese race evacuated from the protected areas of British Columbia, the Custodian has been vested with the responsibility of controlling and managing property belonging to persons of the Japanese race who have been evacuated from the protected areas, except deposits of money, shares of stock, debentures, bonds or other securities or other property which

The Honourable
the Secretary of State

the owner on being evacuated from the protected areas was able to take with him; and

That the evacuation of persons of the Japanese race from the protected areas has now been substantially completed and that it is necessary to provide facilities for liquidation of property in appropriate cases.

THEREFORE, His Excellency the Governor General in Council, on the recommendation of the Secretary of State, concurred in by the Minister of Mines and Resources, the Minister of Pensions and National Health, the Minister of Labour and the Minister of Fisheries, and under the authority of the War Measures Act, Chapter 206 of the Revised Statutes of Canada, 1927, is pleased to order and doth hereby order as follows:

1. Order in Council, dated 29th June, 1942, (P.C. 5523) and amending Order in Council dated 4th August, 1942, (P.C. 6885) are hereby revoked.

2. Paragraphs numbered 3 and 4 in Order in Council dated 20th July, 1942 (P.C. 6247) are hereby rescinded and the following are substituted therefor:

3. The Custodian may, where he considers it advisable so to do, liquidate, sell or otherwise dispose of any such vessel or equipment on such terms and conditions as he deems advisable; and any agreement entered into or document executed by the Custodian on or after August 1, 1942, and prior to the date of this Order, purporting to be an agreement for, or to be, a transfer, conveyance or other disposition of any such vessel or equipment or of any right, title or interest therein is hereby given full legal validity, force and effect as if the Custodian had full power to enter into such agreement or to execute such document, and as if such vessel or equipment or such right, title or interest therein, as the case may be, had been vested in the Custodian, at the time of the entry into such agreement or the execution of such document.

4. Without restricting the generality of the powers hereinbefore conferred, all unfinished business of the said Committee is hereby transferred to the Custodian and shall be deemed to have been so transferred as on and from the 1st August, 1942.

Wherever, under Orders in Council under the War Measures Act, Chapter 206 of the Revised Statutes of Canada 1927, the Custodian has been vested with the power and responsibility of controlling and managing any property of persons of the Japanese race evacuated from the protected areas, such power and responsibility shall be deemed to include and to have included from the date of the vesting of such

.....property

* property in the Custodian, the power to liquidate, sell, or otherwise dispose of such property; and for the purpose of such liquidation, sale or other disposition the Consolidated Regulations Respecting Trading with the Enemy (1939) shall apply mutatis mutandis, as if the property belonged to an enemy within the meaning of the said Consolidated Regulations. (準用ス)
必要、変更ヲ加ヘテ (準用ス)

(signed) A.D.P. HENNEY.
Clerk of the Privy Council.

AT THE GOVERNMENT HOUSE AT OTTAWA

FRIDAY, the 27th day of March, 1942.

PRESENT:

HIS EXCELLENCY

THE GOVERNOR GENERAL IN COUNCIL:

WHEREAS by Order in Council P.C. 1665 dated March 4th, 1942, the British Columbia Security Commission was established for the purpose of planning, supervising and directing the evacuation from the protected areas of British Columbia of all persons of the Japanese race and for such purpose was empowered to determine amongst other things all matters relative to the placement of such persons;

AND WHEREAS it is represented to the Minister of Justice that it is desirable to provide that any plan with regard to the placement of such persons be limited to making provision for the temporary placement only of such persons during the continuation of the state of war now existing and that the authority of the Commission should include power to vary or amend any placement order;

AND WHEREAS recommendations have been made to the Minister of Justice by the British Columbia Security Commission to the effect that a greater degree of protective control over persons of the Japanese race and the property of such persons be provided for than was provided by the Order establishing the Commission, above referred to;

NOW THEREFORE, His Excellency the Governor General in Council, on the recommendation of the Minister of Justice and under and by virtue of the powers conferred by the War Measures Act, Chapter 206, R.S.C., 1927, is pleased to amend the Regulations established by Order in Council P.C. 1665 dated March 4th, 1942, as follows:

1. Regulation one is hereby amended by adding thereto the following paragraph:

"(bb) 'Person of the Japanese race' means any person of the Japanese race required to leave any protected area of British Columbia by Order of the Minister of Justice under Regulation 4, as amended, of the Defence of Canada Regulations (Consolidation) 1941."

2. Regulation ten is hereby amended by adding thereto the following paragraphs:

P. C. 2483

" (5) Any such plan or plans shall make provision for the temporary placement only of such persons during the continuation of the state of war now existing.

" (6) The Commission's authority relative to the placement of persons shall include power to vary or amend any placement order."

3. Regulation eleven is hereby amended by rescinding paragraph two thereof and substituting therefor the following:

" (2) The Commission may make orders respecting the conduct, activities and discipline of any person of the Japanese race who is within any protected area or who is ordinarily resident within any protected area but who has left or leaves such area after February 5th, 1942."

4. Regulation twelve is hereby rescinded and the following substituted therefor:

"12 (1) Subject as hereinafter in this Regulation provided, as a protective measure only, all property situated in any protected area of British Columbia belonging to any person of the Japanese race (excepting fishing vessels subject to Order in Council P.C. 288 of January 13th, 1942, and deposits of money, shares of stock, debentures, bonds or other securities) delivered up to any person by the owner pursuant to an order of the Minister of Justice, or which is turned over to the Custodian by or on behalf of the owner, or which the owner, on being evacuated from the protected area, is unable to take with him, shall be vested in and subject to the control and management of the Custodian as defined in the Regulations Respecting Trading with the Enemy, (1939); provided, however, that no commission shall be charged by the Custodian in respect of such control and management.

"(2) The Custodian may, notwithstanding anything contained in this Regulation, order that all or any property whatsoever, situated in any protected area of British Columbia, belonging to any person of the Japanese race shall, for the purpose of protecting the interests of the owner or any other person, be vested in the Custodian, and the Custodian shall have full power to administer such property for the benefit of all such interested persons, and shall release such property upon being satisfied that the interest aforesaid will not be prejudiced thereby.

"(3) For the purposes of the control and management of such property by the Custodian, the Consolidated Regulations Respecting Trading with the Enemy, (1939), shall apply mutatis mutandis to the same extent as if the property belonged to an enemy within the meaning of the said Consolidated Regulations."

Sgd. A.D.P. Heeney
Clerk of the Privy Council.

Re Properties

AT THE GOVERNMENT HOUSE AT OTTAWA
WEDNESDAY, the 4th day of MARCH, 1942.

PRESENT:

HIS EXCELLENCY

THE GOVERNOR GENERAL IN COUNCIL:

WHEREAS in view of the serious situation prevailing in the Province of British Columbia arising out of the war with Japan it is deemed necessary for the security and defence of Canada to take further steps for the evacuation of persons of the Japanese race from the protected areas in that Province;

NOW, THEREFORE, His Excellency the Governor General in Council, on the recommendation of the Right Honourable W. L. Mackenzie King, the Prime Minister, and under and by virtue of the powers conferred by the War Measures Act, Chapter 206 of the Revised Statutes of Canada, 1927, is pleased to make the following regulations and they are hereby made and established accordingly:

Interpretation

1. (1) In these Regulations unless the context otherwise requires--
 - (a) "Commission" means the British Columbia Security Commission established under the provisions of this Order.
 - (b) "Minister" means the Minister of Labour.
 - (bb) "*Persons of the Japanese Race*" (*see PC 2483*) (*page 1*)
 - (c) Other words and phrases shall have the same meaning as in the Defence of Canada Regulations.

British Columbia Security Commission

2. (1) There shall be a Commission, to be known as the British Columbia Security Commission, which shall consist of three members, a Chairman and ten Commissioners, who shall hold office during pleasure.
 - (2) The members of the Commission shall be appointed by the Governor in Council, on the recommendation of the Minister, and shall be paid such remuneration and allowances as may be fixed by the Governor in Council;
 - (3) Except as otherwise herein provided any act of the Commission shall require the concurrence of all members of the Commission.
 - (4) Where for any reason any member of the Commission is unable to act, the Minister may appoint temporarily a substitute member, upon such terms and conditions as he may determine.
 - (5) The headquarters of the Commission shall be at a place selected by it in the Province of British Columbia, and meetings of the Commission may be held at the headquarters, or at such other place in British Columbia or elsewhere, as the Chairman may decide.

(6)/

(6) The members of the Commission shall take and subscribe an oath before any Superior Court judge in the Province of British Columbia, which shall be filed in the office of the Clerk of the Privy Council, and which shall be in the following form:

"I solemnly and sincerely swear that I will faithfully and honestly fulfil the duties which devolve upon me as a member of the British Columbia Security Commission."

3. The Commission may, with the approval of the Minister, make by-laws not inconsistent with the provisions hereof, for the direction, conduct and government of its business.

4. Every document purporting to be or to contain a by-law, order or other instrument of the Commission, and purporting to be signed by the Chairman, shall be evidence of such by-law, order or other instrument.

5. (1) The Commission may, with the approval of the Minister, employ such professional technical and other officers, clerks and employees as it may deem necessary for the proper conduct of its affairs, and may, with the approval of the Governor in Council, fix their remuneration.

(2) The Commission may utilize the services of any officer, servant or employee of any department of the Government of Canada loaned by the Minister thereof.

6. (1) The Commission may enter into contracts and hold property, real or personal, and shall be deemed to have the powers necessary to perform the duties assigned to the Commission, including all powers incidental to the performance of the said duties.

(2) The Commission may sue, and, with the consent of the Attorney General of Canada, be sued in its own name, in respect of its own acts, but such proceedings shall only be taken in the Exchequer Court of Canada.

(3) The Commission shall in all matters, including those relating to the responsibility of the members of the Commission for the acts of any servant or agent of the Commission, be deemed to be an agent of the Crown.

7. (1) No transaction shall be entered into by the Commission involving an expenditure in excess of fifteen thousand dollars, except with the approval of the Governor in Council.

(2) No real property shall be purchased by the Commission except with the approval of the Governor in Council.

8. The Commission may enter into any arrangement with any department of the Government of Canada or of the Government of the Province of British Columbia for the use of or occupation of any Dominion or Provincial Crown Lands.

Advisory Committee

9. (1) There shall be appointed by the Governor in Council an Advisory Committee to the British Columbia Security Commission, to consist of not more than twenty members, to advise the Commission on all matters relating to the duties of the Commission.

(2)/

(2) Meetings of the said Advisory Committee may be called by the Chairman of the Commission.

(3) Any member of the said Advisory Committee may be paid his actual reasonable disbursements incurred in connection with the performance of the work of the Advisory Committee.

Duties and Powers of Commission

10. (1) It shall be the duty of the Commission to plan, supervise and direct the evacuation from the protected areas of British Columbia of all persons of the Japanese race.

(2) For the purpose of performing the duties aforesaid the Commission shall determine the time and order of the evacuation of such persons, the mode of transport and all matters relative to the placement of such persons.

(3) The Commission shall provide for the housing, feeding, care and protection of such persons in so far as the same may be necessary.

(4) A plan or plans for the evacuation and placement aforesaid shall be submitted to the Minister, and shall be put into operation by the Commission when approved by the Minister.

(5) + (6) See (P.C. 2483 - Page 2.)
11. (1) The Commission shall have power to require by order any person of the Japanese race, in any protected area in British Columbia, to remain at his place of residence or to leave his place of residence and to proceed to any other place within or without the protected area at such time and in such manner as the Commission may prescribe in such order, or to order the detention of any such person, and any such order may be enforced by any person nominated by the Commission so to do.

Recinded → (2) The Commission may make orders respecting the conduct, activities and discipline of any person evacuated under the provisions of these Regulations.
See -
PC 2483
Page 2.

Custody of Japanese Property

Recinded → 12. (1) As a protective measure only, all property situated in any
12-(12+3) protected area of British Columbia belonging to any person of the Japanese race resident in such area (excepting fishing vessels subject to Order in Council P.C. 288 of the 13th January, 1942, and deposits of money, shares of stock, debentures, bonds or other securities), delivered up to any person by the owner pursuant to the Order of the Minister of Justice dated February 26, 1942, or which is turned over to the Custodian by the owner, or which the owner, on being evacuated is unable to take with him, shall be vested in and subject to the control and management of the Custodian as defined in the Regulations Respecting Trading with the Enemy, 1939; provided, however, that no commission shall be charged by the Custodian in respect of such control and management.
See PC 2483
Page 2.

(2) Subject as hereinafter provided, and for the purposes of the control and management of such property, rights and interest by the Custodian, the Regulations Respecting Trading with the Enemy, 1939, shall apply mutatis mutandis to the same extent as if such property, rights and interests belonged to any enemy within the meaning of the said Regulations.

(3)/

(3) The property, rights and interests so vested in and subject to the control and management of the Custodian, or the proceeds thereof, shall be dealt with in such manner as the Governor in Council may direct.

Departmental Assistance

13. All departments and agencies of the Government of Canada shall assist the Commission by lending to the Commission such personnel and by furnishing such medical aid, hospitalization, food, clothing, transportation, use of land, building, equipment, utilities and other supplies and services as are available, and may be required by the Commission, and in particular, but without restricting the generality of the foregoing, there shall be furnished to the Commission,---

- (a) assistance by the Royal Canadian Mounted Police in the compiling of information concerning the persons to be evacuated under these Regulations in the segregation and concentration of such persons and in the maintenance of public security in respect thereof.
- (b) assistance by the Department of Transport in the transportation of persons evacuated under these Regulations.
- (c) assistance by the Department of National Defence by furnishing personnel to advise on and assist in the housing, feeding and clothing of persons evacuated under these Regulations.
- (d) assistance by the Department of Munitions and Supply in advising upon and entering into contracts or other arrangements to provide housing, food, supplies, and services for such persons.
- (e) assistance by the Royal Canadian Mounted Police and/or the Department of National Defence in the protection of persons evacuated under these Regulations and in the maintenance of public security in respect thereof.
- (f) assistance by the Department of Labour in establishment of work camps and in providing employment, and in particular in the absorption of evacuated persons in the Canadian Japanese Construction Corps constituted by Order in Council P.C. 1271 of February 17th, 1942, or in the work camps established under Order in Council P.C. 1348 of February 19th, 1942, or in any other activity in which such persons can be employed without prejudice to the public safety or the safety of the State, outside the protected areas in British Columbia.

Provided, however, that notwithstanding the provisions of these Regulations any minister responsible for the administration of any of the departments or agencies of the Government shall have the right to determine whether or not any item of assistance requested can be made available.

Expenses

14. All expenses or costs incurred by the Commission or by any department or agency of the Government of Canada in connection with the enforcement or administration of these Regulations shall be payable out of moneys appropriated by Parliament to carry out measures deemed necessary in consequence of the existence of a state of war.

Offences/

Offences

15. Every person who contravenes or fails to comply with any of these Regulations or any order or by-law made under any of these Regulations shall be guilty of an offence, and liable, on summary conviction, to a fine not exceeding five hundred dollars, or to imprisonment for a term not exceeding twelve months, or to both such fine and such imprisonment.

16. Nothing contained herein shall be construed to limit or derogate from the powers conferred on any authority other than the Commission by the Defence of Canada Regulations or any other statute or law.

Sgd. A.D.P. Heeney

Clerk of the Privy Council.

PRESS RELEASE.

The Secretary of State as Custodian of Japanese evacuee property has appointed two Advisory Committees for the purpose of advising him on matters relating to the disposition and effective use of such properties.

The Honourable Mr. Justice Sidney K. Smith has accepted the position as Chairman of the Advisory Committee on Greater Vancouver Properties and the members of his Committee are:

Alderman Charles Jones, Vancouver.
K. Kimura, Christina Lake.

Mr. Kimura has agreed to represent the Japanese evacuee interests in the work of the Committee.

His Honour Judge Whiteside of New Westminster has accepted the position as Chairman of the Advisory Committee on Rural Properties and the members of his Committee are:

D. McKenzie, New Westminster
J.J. McLellan, Fort Langley
Hal Mensies, Hancey
Yoshitara Yamaga, Tahmo.
YASUTARO

Mr. Yamaga, the former manager of the Maple Ridge Co-Operative Exchange, will represent the Japanese evacuees on such Committee.

The Custodian during the past year has, in accordance with Orders in Council appointing him for that purpose, endeavoured to take protective custody of all Japanese evacuee assets located in the protected areas of British Columbia. It appears to the Custodian that in view of conditions and circumstances at present existing it is probable that the interests of Japanese evacuees in the protected area will be adversely affected and he has come to the conclusion that in order to properly protect such interests it is advisable to carry out an orderly liquidation of evacuee property.

Insofar as the public is concerned, the Custodian's Organization will continue to administer the affairs of the Japanese evacuees and to deal with the public and the evacuees directly in all matters relating to the proposed liquidation.

The manner and method whereby the property will be liquidated will be decided on in due course and made known to the public and the evacuees through the press.

Mr. F.G. Shears, the Acting Director of the Custodian's Vancouver Office, advises that G.W. McPherson, the Executive Assistant to the Secretary of State, has been in Vancouver during the past week assisting in the organisational work of the Advisory Committee and he is quoted as having stated:

"The Custodian is anxious that the public and the evacuee understand that the properties will not be sacrificed but that the liquidation will be carried out in an orderly manner and that the proceeds of the liquidation will be credited in the Custodian's Office to the account of the individual evacuee owner and will be made available to him in co-operation with the British Columbia Security Commission in such amounts as he may require. The whole purpose of the Custodian's taking over the property of evacuees is in order that it may be properly protected and there is no intention that the property or the proceeds of the liquidation of same have been, or will be, confiscated and this applies regardless of the nationality of the evacuee owner."

C O P Y

The Secretary of State of Canada

Ottawa, March 8,, 1943.

Dear Mr. Justice Smith,-

When Mr. Coleman telephoned you some days ago you were kind enough to agree to serve as Chairman of an Advisory Committee in relation to the disposal of property in Greater Vancouver of persons of the Japanese race evacuated from British Columbia.

I am enclosing for your information the suggested terms of reference to the Committee.

Mr. G. W. McPherson of the Custodian's staff expects to be in Vancouver toward the latter part of this week and I have instructed him to call upon you to discuss the work of the Committee.

I understand you have already been in communication with Alderman Jones and therefore I am not communicating directly with him.

We have asked the Department of Labour to communicate with Mr. Kimura who, it is proposed, will be the third member of your Committee.

I may say that I am greatly obliged to you for your kindness in undertaking this duty and I earnestly hope you may not find it too great a burden in addition to your judicial duties.

Yours sincerely,

N. A. McLarty,

Secretary of State.

The Honourable Mr. Justice Sidney A. Smith,
Supreme Court of British Columbia,
Vancouver, B. C .

C O P Y

To advise the Custodian in respect to the disposal or effective use of properties in Greater Vancouver vested in him on behalf of persons of the Japanese race evacuated from Greater Vancouver under the various Orders in Council relating to the evacuation and in particular, without limiting the generality of the foregoing, in relation to:

(a) Liquidation by means of sales of particular properties and the prices which should be realized therefrom;

(b) sales, the methods to be adopted in appraisals, the manner of offering for sale, and the terms of any contract of sale;

(c) the leasing of properties of which it may not be thought advisable to recommend immediate sale and the terms of any contract of lease;

(d) the review of and, if thought advisable, the arbitration of claims now made or which may hereafter be made in relation to leases entered into between persons of the Japanese race and lessees from them;

(e) the disposition of any chattels which may not have been removed from the protected area.