PLEASE RETAIN

CITY ARCHIVES
VANCOUVER, B.C. CANADA
ADD.MSS No. 199
FILE No. 3
LOCATION 513-E-2

CITY ARCHIVES
VANCOUVER, B.C. CANADA
Add. MSS. No. 199
Vol. 1 File 1

6 copies Copies of Council or Board, for members of Committee

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

PUBLIC ARCHIVES
ORIGINAL ORDER
VANCOUVER B.C.

Re Wood 3.

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.

2.

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.

PLEASE RETURN ORIGINAL ORDER VANCOUVER CITY ARCHIVES

Re Wood 3.

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 questionaire on gneral 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. Dispesition of reserved chattels.

ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

ADVISORY COMMITTEE ON JAPANESE PROPERTIES IN GREATER VANCOUVER.

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

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

AEM/3/27/43.

C
C
P
Y

File No. 3205

506 Royal Bank Bldg.,
Vancouver, B. C.
29th March, 1943.

A. E. McMaster Esq.,
Executive Assistant to the
Advisory Committee on Japanese Properties
in Greater Vancouver,
1012 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Re: Lot 24, Block 4, D.L. 196, owned by
Denkichi MACHIDA, and situated on south side
of Alexander St. between Main St. and Gore Ave.

We have an enquiry from the Burrard Iron Works Limited in which they make a firm offer of $1400.00 cash for the above property.

They state that they have recently purchased lots 23 and 25 on either side of this property for the purchase or expansion of a war industry and that they are unable to go ahead with their programme until they acquire this lot. At present they state they are engaged in filling war contracts supplying marine forgings for 10,000 ton cargo ships and that their capacity is at present limited.

They state it is their intention to erect a forge shop on these lots as they have no room on the property where their machinery is at present situated just across the street from this location.

They also state they purchased lot 23 from the City this month for $1,200.00.

According to our records there is an old frame building on lot 24 but there is a suggestion that this will likely be condemned by the City Authorities.

Will you please consider this particular request and advise in connection with same.

Yours truly,

"F. G. Shears"

F. G. Shears
Acting Director.

FGS/PHH

£2000.00 Land.
2400.00 Imp!
£5400.00

$4375.00 Valuation.

ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

C
O
P
Y

File 8614

506 Royal Bank Bldg.,
Vancouver, B. C.

29th March, 1943.

A. E. McMaster Esq.,
Executive Assistant to the
Advisory Committee on Japanese Properties
in Greater Vancouver,
1012 Royal Bank Bldg.,
Vancouver, B. C.

Dear Sir:

Re: Mitsuo YAGI - 130 West 1st Avenue.

We have received through our Real Estate Agents, Messrs. Ker & Ker, on behalf of the Dominion Construction Company, an offer to purchase the above property at a price of $1,100.00 cash.

The above Company state they intend to erect a building on this property to facilitate the fabrication of steel shapes for invasion barges. They have a contract with the Department of Munitions and Supply and are most anxious to get possession of this property with the minimum of delay on account of the urgency of their contract.

The Dominion Construction Company state that they consider their offer of $1,100.00 to be fair and reasonable and that this was the amount they paid to the City of Vancouver for lots 4 & 5 in the same block about a year ago.

According to our recordsthe assessed value of this land is $1,485.00, valued improvements $1,100.00, taxes $105.98 and the building is insured for $1,500.00.

The improvements consist of two old 1½ storey frame buildings. The front portion consisting of several suites, having been condemned by the City Health Department and boarded up. The rear building contains three small suites which are rented to three parties for a total rental of $16.00 per month.

This offer does not appear to be in line with the assessed values of this property and we would be glad of your advice in regard to obtaining a valuation of same and a decision as to whether a property to be used for the purpose outlined should be sold to the Dominion Construction Company without making the sale of same available to any other possible purchaser.

Yours truly,

"F. G. Shears"

F. G. Shears
Acting Director.

FGS/PMH

ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

C
C
P
Y

File No. 2791 & 10711

506 Royal Bank Building,
Vancouver, B. C.

29th March, 1943.

A. E. McMaster Esq.,
Executive Assistant to the
Advisory Committee on Japanese Properties,
in Greater Vancouver,
1012 Royal Bank Building,
Vancouver, B. C.

Dear Sir:

Sentaro UCHIDA - 347 Powell Street.
Toragoro HIMI - 331 Powell Street.

Among the properties which the Committee reviewed on Tuesday of last week were the above.

These properties have been vacant for a long time and both require the expenditure of $500.00 to meet the City's requirements in regard to electrical and plumbing installations.

We believe that we have a party that might lease both of these places and would advance the necessary funds to have the necessary work done, such amounts to be applied against the rental.

In order to arrange this, however, the prospective tenant would require to be given a two year lease.

The question is whether this would be desirable or whether nothing should be done at the present time pending the possibility of disposing of these properties by sale rather than tie them up for an additional two year period.

Yours truly,

"F. G. Shears"

F. G. Shears
Acting Director.

FGS/PMH

ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

C
O
P
Y

File 10072

506 Royal Bank Bldg.,
Vancouver, B. C.

29th March, 1943.

A. E. McMaster Esq.,
Executive Assistant to the
Advisory Committee on Japanese Properties in
Greater Vancouver,
Vancouver, B. C.

Dear Sir:

Re: Juntaro TANIGUCHI - 519 Powell St.

We have received an offer from the Hye Foundry, who state that they are engaged in war work, to purchase a property at 519 Powell Street for the sum of $800.00. We understand that this Company has already purchased three adjoining lots at approximately the same price.

We have written the Japanese owner several times in connection with this matter but have not received any reply.

We understand that the buildings on this property have been condemned by the City.

Will you please consider this particular request and advise in connection with same.

Yours truly,

"F. G. Shears"

F. G. Shears
Acting Director

FGS/PMH

ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

at.

Gentlemen:

41.

15

10.

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: April 21st, 1943

9.

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 comprehansive 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.

AEM/ms

c.c. K. Kimura
C. Jones.

ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

10.

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: April 21st, 1943

Time: 10:00 A.M.

Place: Chambers of Mr. Justice Sidney Smith.

Present:

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

1. Minutes of meeting of April 14th.

2. Executive's report on progress.
   a. Catalogue. b. Maps. c. Analyses.

3. Reconsideration of specific offers for properties for industrial war purposes:

   a. Lot 8, Block 10, D.L. 200A.
   Dominion Construction Co. offer $1100.00.
   Mr. Reeve's valuation - $2000.00. on land only

   b. Lot 24, Block 4, D.L. 196.
   Burrard Iron Works' offer $1400.00.
   Mr. Reeve's valuation - $1500.00.

   c. Lot 29, Block 42, D.L. 196.
   Nye Foundry offer $800.00.
   Mr. Reeve's valuation - $1000.00

4. Custodian request for approval to advertise for tenders for several properties on which rental proposals have been received.

5. Custodian decision to advertise enemy properties separately from evacuee.

6. Discuss the policy of requiring all cash payment on sales or terms.

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.

			% of Assessed Value.
City Assessment -	Land:	$1485.00	
	Imp's:	1100.00	
	Total:	$2585.00	100%
McKenzie's Calculated Value -	Land:	$1237.00	
	Imp's:	991.00	
	Total:	$2228.00	80%
D. Reeve's Valuation (Current Market) -	Total:	$2000.00	77%

b. Lot 24; Block 4; D. L. 196.
Burrard Iron Work's offer - $1400.00.

City Assessment -	Land:	$2000.00	
	Imp's:	3400.00	
	Total:	$5400.00	100%
McKenzie's Calculated Value -	Land:	$1875.00	
	Imp's:	2500.00	
	Total:	4375.00	81%
D. Reeve's Valuation (Current Market) -	Total:	$1500.00	28%

$250.00 Salvage Value of Imp's

c. Lot 29; Block 42; D. L. 196.
Nye Foundry offer $800.00.

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%

plus. Salvage Value $125.00

3. Report on progress.

4. Organization.

ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

pp 15-133

15

Mr Eastwood,
B.C. Securities
Commn

Mr Collins
Manager

Check up
Freight Rate
P.G.E.

Henry Borden
Dept Munitions Supply
Ottawa

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: May 5th, 1943.

Time: 10:00 A.M.

14.

ADVISORY COMMITTEE ON JAPANESE PROPERTIES
IN GREATER VANCOUVER

MEMORANDUM

TO Alderman Charles Jones. VANCOUVER, B.C.

FROM Mr. A. E. McMaster May 3rd, 1943.

SUBJECT Weekly Meeting.

I have had a note from the Chairman advising that he has found it necessary to hold court in Victoria this week, and will not be back before Friday.

He has asked that we carry on our regular meeting in his chambers at the Court House, at 10:00 A.M., Wednesday, in the same manner as if he were here.

There are few questions to come before the Committee so far, therefore I do not believe we will require more than half an hour.

Will you kindly accept this as notice of meeting.

AEM/ms

ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

awaiting verification by Custodian office.

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

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 attanded 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. G. 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.

ORIGINAL ORDER VANCOUVER CITY ARCHIVES

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.

ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

nt.

4/.

18.

MINUTES.

D
R
A
F
T

Date: May 12th, 1943.

Time: 10:00 A.M.

17.

ADVISORY COMMITTEE ON JAPANESE PROPERTIES
IN GREATER VANCOUVER

MEMORANDUM

TO Alderman Charles Jones VANCOUVER, B.C.

FROM Mr. A. E. McMaster May 12th, 1943.

SUBJECT General.

I thought you might like to have a copy of the minutes for this particular meeting.

A copy of the translation of the letter addressed to Mr. Kimura by the Japanese Property Owners' Protective Mass Meeting, Kaslo, and dated April 26th, 1943, is also enclosed.

AEM/ms
Enc. 2

Letter of Progress to the Minister.

The Executive Assistant submitted draft of a letter to the Secretary of State as to the progress of the Committee, which was approved.

Meeting Adjourned.

ORIGINAL ORDER

D
R
A
F
T

MINUTES.

Date: May 12th, 1943.

Time: 10:00 A.M.

Place: Chambers of Mr. Justice Sidney Smith.

Present:

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

Minutes of meeting of May 5th were read and adopted.

Executive Assistant's Report.

The Executive Assistant reviewed the present status of the work of the Committee's office, and advised of Mr. F. G. Shear's meeting in Winnipeg with Mr. G. W. McPherson.

Re Protest of Japanese Property Owners' Association.

Mr. Kimura explained his position in the matter and that he was in correspondence with the group which had written to him concerning his resignation.

It was agreed that nothing need be done by the Committee for the time being.

Staff Changes.

Due to the fact that Mr. McMaster's services were required by the Department of Munitions and Supply at his earliest convenience, his resignation effective May 18th was accepted. In connection therewith, Alderman Jones proposed the resolution, seconded by Mr. Kimura, that Mr. McMaster be heartily congratulated both for his services with this Committee, and his new connection with the Dominion Government. The unanimous wishes for Mr. McMaster's well being and success were heartily co-operated in by all present.

It was moved by Alderman Jones, seconded by Mr. Kimura, that Mr. H. S. Durkee be appointed as Executive Assistant to succeed Mr. McMaster; effective this date at a salary of $275.00 per month.

With a few appropriate words of acceptance, Mr. Durkee thanked the members for his appointment.

Letter of Progress to the Minister.

The Executive Assistant submitted draft of a letter to the Secretary of State as to the progress of the Committee, which was approved.

Meeting Adjourned.

ORIGINAL ORDER

"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.

ORIGINAL ORDER

20

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

AGENDA

Date: May 26th, 1943.

Time: 10:00 A.M.

Place: Chambers of Mr. Justice Sidney Smith.

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. Milsom), 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:

Total Assessed Value		Sold for	Percentage
Land	Imp's.		Sales/Assessed Value
$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 repobts to your Committee yesterday that the copy for the catalogue would be in the hands of the printer by today (26th).

AGENDA

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.

AGENDA

Meeting of the Advisory Committee on Japanese Properties in Greater Vancouver.

Date: June 23rd, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of the meeting of June 16th, 1943.

2. Catalogue received Monday, June 21st, 1943.

   (a) 167 Properties in "Group A" (alphabetically from A to O), which represent 9 additions to to our List, and the temporary elimination of 29 pieces due to "titles not clear".

3. Advertising - Local papers, Saturday, June 19th. Further consecutive insertions Thursday, Friday, and Saturday, 24th, 25th, 26th, in local papers.

4. Publicity - "Province" on June 17th, without ~~mentioned~~ interview. "Sun" on June 19th, ~~wrote~~ with interview.

5. Mr. Douglas Reeve, appraiser - progress made by him.

6. Fraser Valley sales - 769 parcels ($1,000,000.00 approx.)

7. Mr. Kishizo Kimura - Unofficial personal letter to him 6/21.

8. The "New Canadian" of June 19th.

9. Norris & McLennan - Mr. ~~Norris~~ McLennan out of the city for the past week.

10. General - J.F.V.D. Committee status. Invited to meeting 6/18.

24.

D
R
A
F
T

MINUTES.

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: June 23rd, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith, Chairman.

Present:
Mr. Justice Sidney Smith.
Alderman Charles Jones.
Mr. H. S. Durkee.

Minutes of previous meeting of June 16th adopted.

General.

Consideration was given to the following current topics:

Printed Catalogue containing list and description of 464 pieces of Evacuee Japanese Properties in the Greater Vancouver area(received June 21st, was submitted to, and met the favor of, the Advisory Committee. Copies of catalogue had been mailed by the Custodian office on the above date to the various agents for all these properties.

Advertising for tenders for the first 167 pieces of real estate, entitled "Group A" in the catalogue, (alphabetically from "A" to "O"), representing the Committee's original list along with 9 additions and the temporary elimination of 29 pieces due to "titles not clear" etc., was carefully noted. Identical advertisements appeared in the local and coastal dailies on Saturday, June 19th, and will be followed by a re-insertion in the three main Vancouver daily newspapers, Thursday, Friday, and Saturday respectively, in order that interested persons will have had double opportunity to acquaint themselves with conditions and terms of sale.

Publicity of the above was given in "The Daily Province" and "The Vancouver Sun", June 17th and 19th respectively, their comments and interpretations being noted with interest by this Committee, as was also a corrective letter by Acting Director Shears, dated June 18th, (copy in our File #11.)

Results of Advertising and Publicity. It was stated that up to, and including, June 22nd, two properly directed bids had reached the Custodian office, while several tenders, improperly made out, had to be returned. Real Estate Agents for the properties had reported considerable inquiry and investigation during the first two days - to June 22nd inclusive.

ORIGINAL ORDER
VANCOUVER ARCHIVES

Appraising. It was observed that Mr. Douglas Reeve, for the time being, was engaged with surveying "Group A" division of the catalogue, endeavoring to complete the 167 properties by himself before the date of opening of the tenders, July 19th. To date approximately one-quarter of the work is complete.

General. Mention was made of status of the following:

Fraser Valley Farms. Sale of 769 of the lands promulgated by Ottawa June 19th.

Mr. Kishizo Kimura, member of Committee, still in upper country, no word of his activities received to date.

"The New Canadian" issue of June 19th tabled and filed. This Nisei organ's urgent and repeated requests for subscriptions totaling $3500.00 in behalf of the Japanese Property Owners' Association is now known to be far short of the amount actually to be required, (about $6500.). Their counsel, Mr. MacLennan of Norris & MacLennan has been out the city for a week.

Meeting adjourned at 10:45 a.m.

ORIGINAL ORDER

26

DRAFT

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: June 30th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Mr. Justice Sidney Smith, Chairman.
Alderman Charles Jones.
Mr. H. S. Durkee, Executive Assistant.

Minutes of previous meeting of June 23rd adopted.

Communications from the Custodian's office.

Separate newspaper advertising, by the Real Estate Agencies, for Japanese properties listed in Group "A", subject to being kept within the bounds of the terms specified in the Custodian's catalogue and advertising of June 19th, was noted. Minutes of a meeting on June 25th, of those Agents, with Acting Director Shears, on this and other matters pertinent to the sale, were noted also, and will be filed.

A re-offer to purchase Lot 29, Block 42, D.L. 196, 519 Powell Street, was made by the Nye Foundry Company at a lesser price, ($1000.00), than that deemed equitable by the Committee on April 28th, ($1250.00). At this period it would seem consistent that the sale of this piece of property follow the same procedure of tender as the others listed in the catalogue of June 19th.

General and Informative.

Group "A" Tenders - To date only seven offers have been found correctly made out and have been retained by the Custodian's office. However, it is said that quite a few more bids are being retained for the time being by Agents.

Group "A" Inquiries- Mr. Shears reports an average of approximately ten prospective purchasers a day at the Custodian's office.

Group "A" Appraisals - by D. W. Reeve. According to a detailed list on file, 47 surveys out of 167 are finished. Several more are in process of completion.

The New Canadian" - In the latest issue, June 26th, is printed in full the Custodian's Advertisement of June 19th, covering Group "A" properties; also published therein is an analysis of the Catalogue of the same date.

Norris and MacLennan - Officially, nor unofficially, Mr. Shears has had no further intimation from this firm of solicitors for the Japanese Property Owners' Association regarding prospective court action against Japanese Property sales.

ORIGINAL ORDER

K. Kimura - The three weeks' absence of Mr. Kimura from the City and the Committee meetings, was observed, and appropriate wishes for his well-being and early return were desired to be conveyed to him by letter.

Meeting Adjourned.

ORIGINAL ORDER

29.
28.

MINUTES

D
R
A
F
T

Meeting of the Advisory Committee
on Japanese Properties in Greater Vancouver.

Date: July 7th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:

Mr. Justice Sidney Smith, Chairman.
Alderman Charles Jones.
Mr. H. S. Durkee, Executive Assistant.

At the request of Mr. Justice Smith, Alderman Charles Jones acted as Chairman.

Minutes of the meeting of June 30th adopted.

Correspondence:

In his communication of July 5th, Director Shears had requested advice concerning the appointment of an outside appraiser for the evaluation of the seven pieces of property in Catalogue Group "A", for which our Mr. Reeve's firm is the acting agency. Hereon, the Committee proposed that Mr. Shears appoint either Mr. A. R. Harvey, of Loewen & Harvey, 751 Dunsmuir St., or Mr. Fred A. Cleland, 539 West Pender Street.

Reports:

Catalogue Group "A".

Appraisals: Thirteen (13) done since June 30th. Mr. Reeve obtains a daily list of tenders or enquiries received at the Custodian office, and works accordingly. Twenty-seven (27) Enemy properties were advertised for sale this week, of which Mr. Reeve already has appraised four (4).

Tenders: Nine (9) retained so far.

Enquiries: Approximately ten a day at the Custodian office. Real Estate agents have found interest in properties increasing. A number of tenders, mostly awaiting clients' ability to finance the purchase, are in the hands of these agents.

"The New Canadian".

Issue of July 3rd reports that Committeeman Yamaga's resignation was not due to "pressure from the Japanese" but from the "lack of democratic methods and the attitude of the other members of the Advisory Committee on Rural Japanese Properties."

The fund ... pperty Owners' Association towards the $3500. ... es of proposed court action against property s... n, has been augmented by $550.00 (to $1800. ...

General a... him yet. Wrote him again on June 30th.

K. K...

Real ... July 3rd began advertising on their own, Cata... erties.

Reco... and kept up to date.

...ed.

Andrews	News
arrigan	All-Star Baseball
nt Bands	All-Star Baseball
nt Bands	All-Star Baseball
	All-Star Baseball
Swing	All-Star Baseball
Fields	All-Star Baseball
yder	All-Star Baseball
yder	All-Star Baseball
the World	I Love a Mystery
nd Abner	Harry James' Orch.
Webster Says	Lights Out
Webster Says	Lights Out
ashington	Judy Canova Show
ashington	Judy Canova Show
olly	Edwin C. Hill
	Look to Future
ing's Music	News
Lane	KIRO News Round'p
at War	KIRO News Round'p
at War	Fall In
oving World	War of Ideas
nd China	Dance Orchestra
Orchestra	Music
	News for Alaska
BLUE	COLUMBIA
00, KGO 810	KIRO 710, KNX 1070

SUN NEWS BROA...

• **FEATURES**—Will Reeder and ...
Friday, 5:30

DEATHS

WILKES—ON JULY 11, 1943, AT St. Mary's Hospital, Martin J. J. Wilkes, aged 89 yrs., 1019—6th Ave., New Westminster. Survived by his wife, 1 daughter-in-law, Mrs. Annie Wilkes; 6 grandchildren. Funeral Wed., July 14, at 3:30 p.m. from the Funeral Home of S. Bowell & Sons to the New Fraser Cemetery, Rev. J. P. Dingle officiating.

YOUNG—JULY 12, 1943, GEORGE Alexander Young, 3528 Oxford Street. Survived by 2 brothers, John and James; 1 sister, Mrs. MacLean; 1 nephew, Gordon James. Funeral services Wednesday, July 14 at 2:30 p.m., from the Mount Pleasant Undertaking Co., to the Ocean View Burial Park. No flowers by request.

CARD OF THANKS

WE WISH TO EXPRESS OUR SINcere thanks and appreciation to our many friends who were so kind to us during our recent bereavement and also for the beautiful floral offerings.

—R. J. Webb and Jean.

In Memoriam

The Sun has compiled a booklet containing over 100 "In Memoriam" verses. You may have it, without obligation either by calling at the Classified Counter of The Sun, or it will be mailed to you upon request. Write or call Miss Pearl Brown, MArine 1161.

THOMSON—IN LOVING MEMORY of Elizabeth Mary Thomson, who passed away July 13, 1941.
...'re not forgotten, Mother, dear,

The fund of the Japanese Property Owners' Association towards the $3500.00 est[illegible] proposed court action against property sales [illegible] s been augmented by $550.00 (to $1800.00) du[illegible]

General and In[illegible]

K. Kimura[illegible] yet. Wrote him again on June 30th.

Real Esta[illegible] 3rd began advertising on their own, Catalogue[illegible]s.

Records: [illegible]ept up to date.

First Jap Bushwood Arrives

As workmen started to build a spur track at the CNR flats to handle 100,000 cords of bushwood being produced by Jap labor in the Kaslo-Slocan area, the first carload arrived in the city today.

J. D. Gilmour, civic fuel administrator, said the wood was being taken in advance of original plans "to accommodate the federal government," whose officers at the timber limits in the interior wished to get the cut rolling immediately.

Shipments were to have started at the end of the month, according to first arrangements.

Another 10 carloads, of 18 to 20 cords each, are now on the way to the city. Unloading will have to be carried out through ordinary facilities, as grading for the new spur track began only yesterday.

Grading is being done by the city, while the Canadian National Railways will build the spur. Steel is now on order, company officials state.

Approximately 10 carloads a week are expected to roll into the city for the balance of this month before the cutting program gets fully under way.

Expenditure of $3600 to run a 12-inch water main along Terminal Avenue to give added fire protection to a False Creek war industry and the city's adjacent bush wood storage yard was considered today by civic Board of Works.

"We hope the wood doesn't burn until the proper time," remarked Alderman Charles Jones, fuel committee chairman.

The board gave its capital expenditures committee power to ac,t, subject to willingness of the steel controller to release the pipe.

The fund of the Japanese Property Owners' Association towards the $3500.00 estimated expenses of proposed court action against property sales by the Custodian, has been augmented by $550.00 (to $1800.00) during the week.

General and Informative:

K. Kimura: No word from him yet. Wrote him again on June 30th.

Real Estate Agents: On July 3rd began advertising on their own, Catalogue Group "A" properties.

Records: Being altered and kept up to date.

Meeting Adjourned.

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: July 14th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting of July 7th.

2. Correspondence:

   Catalogue #19.

3. General and Informative:

   a. Sales of Enemy Properties.

   b. "The New Canadian", issue of July 10th.

   c. K. Kitamura, ("Province" - July 12th).

   d. Group "A" Properties:

      Appraisals.
      Tenders.
      Inquiries.

   e. K. Kimura.

D
R
A
F
T

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: July 14th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:

Mr. Justice Sidney Smith, Chairman.
Alderman Charles Jones.
Mr. H. S. Durkee, Executive Assistant.

Minutes of meeting of July 7th adopted.

Correspondence - Custodian File 3205, July 13th, 1943.

Catalogue property No. 19 covers Lot 13, Block 43, on which the building, known as No. 662, Alexander Street, was used as a box factory. A would-be purchaser of the machinery contained therein wishes to put in a tender for the real estate in order to secure the plant.

Taking into consideration that, if the building were sold without the contents, a considerable loss in proceeds from the latter would occur, due to the high cost of removal, storage and inevitable lowering of sales value, the Committee, in this particular instance would advise departure from the general rule of "disposal of chattels through experienced auctioneers" (Minutes of April 7th, 1943, and Executive Assistant's confirmatory letter to Custodian, of April 12th.)

General and Informative -

Sales of Enemy Properties - (Our file 10) Twenty-seven (27) of these city tenures were advertised up to May 20th, thirteen (13) of which have been sold - all of them, cash sales, and only forty percent (40%) of those sold were enquired about before being advertised. The total Sales Prices averaged 94.6% of the total assessed values.

"Daily Province" - July 12th excerpt - Kenjiro Kitamura of Slocan, owner of two of the better Japanese properties in Vancouver, is quoted: "Many of us feel we are being treated fairly" ----"to many selling their coast property is like getting a load off their minds."

"The New Canadian - July 10th - Contains no word regarding the Japanese Property Owners' Association's proposed litigation.

Catalogue Group "A" -

Appraisals - Sixty-seven (67) completed by D. W. Reeve. A. R. Harvey chosen by Custodian to appraise the Johnson Reeve & Watson agency properties.

Tenders - Nineteen (19) to date found "in order".

Inquiries - Average of ten (10) calls a day.

K. Kimura - No communication in response to our letter of June 30th.

A. E. McMaster - former Executive Assistant - Confirmation of his letter of July 3rd - expecting an appointment to a fuel administrative position - received yesterday. "Associate Wood Controller" (Western Division). Expects to be in the city from July 18th to 30th, returning to Ottawa.

34

D
R
A
F
T

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: July 21st, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:

Mr. Justice Sidney Smith, Chairman.
Alderman Charles Jones.
Mr. H. S. Durkee.

Communications:

Complete text of Kishizo Kimura's telegram from Cascade, B. C., July 19th, to Mr. Justice Sidney Smith - Chairman, read as follows:

"Owing to sickness cannot perform my duty as minister of your committee stop consequently I hereby tender my resignation which kindly accept and relieve me of my responsibility stop letter following."

The Executive Assistant was instructed to hand the original wire to Director Shears for his information, and in order that he might notify the head, the Honourable Secretary of State in Ottawa.

While the Committee regrets the necessity of Mr. Kimura resigning from its midst, and the loss of his help and advice, it feels that unless another Japanese be appointed in his stead, it can carry out its duties very well with its present personnel.

Opening of Tenders - Group "A" - 167 properties.

July 20th, p.m.

Number of tenders received - 175

These tenders covered - 97 properties.

Number of these appraised - 42.

(6) (24) Number of tenders which came up to and exceeded the appraised value - 30.

Total amount of tenders received - $388,648.25.

Majority of tenders on central East Cordova, Georgia, and Keefer Streets' properties, originated with Chinese residents of the city - likewise those on northern Main Street and the crosswise avenues.

"The New Canadian" of July 17th.

The Vancouver newspapers have reported that the

Japanese Property Owners' Association have instructed their solicitor to proceed in the proposed action against the Crown, to prevent the sale of Evacuee property in Vancouver, but this issue of the New Canadian conveys no intimation thereof.

Question of Rejecting Tenders.

A number of bids were received which were inconsistently low, both with respect to the assessed value and appraised value of the properties in question. It was decided that the Director might return such tenders immediately, together with the deposit.

As a general guide, it was thought that a tender lower than sixty-five percent (65%) of the assessed value of the property, might be rejected and returned without further delay.

Meeting Adjourned.

of isement.

J. A. Gordon

36

AGENDA

Meeting of the Advisory Committee on Japanese Properties in Greater Vancouver.

Date: July 21st, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting of July 14th.

2. Re Opening of Tenders - Group "A" - 167 properties.

July 20th, p.m.

Number of tenders received - 175.

These tenders covered - 97 properties.

Number of these appraised - 42.

Number of tenders which came up to and exceeded the appraised value (6) (24) - 30.

Total amount of tenders received - $388,648.25

Majority of tenders on central East Cordova, Georgia, and Keefer Streets properties, originated with Chinese residents of the city - likewise those on northern Main Street and the crosswise avenues.

3. "The New Canadian" of July 17th.

4. Question of immediate rejection of certain tenders.

of isement.

J. A. Gardner

37.

D
R
A
F
T

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: July 28th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:

Mr. Justice Sidney Smith.
Alderman Charles Jones.
Mr. H. S. Durkee.

1. Minutes of meeting of July 21st approved.

2. Catalogue Group "A" Tenders (167 Properties).

On July 23rd, these offers were reviewed and reconsidered by the Director and your Executive Assistant, and were segregated thus:

(a)	Acceptable bids	-	22	
(b)	Identical (in amount) bids	-	4	26
(c)	Bids to be rejected	-		105
(d)	Higher bids awaiting property appraisement	-		48
				179

3. In connection with a letter from Mr. Shears, July 26th, requesting certain advice on the above, the Committee agreed together that:

(a) the twenty-two (22) "acceptable bids" as per attached list, should be accepted forthwith, their catalogue numbers being as follows: 11, 21, 23 (etc. etc. to 166.)

(b) the four (4) "identical bids" should be referred back to the bidders, advising each that other similar tenders had been received, and that a higher amount accordingly would be given consideration if received within a reasonable time limit.

(c) among the "bids to be rejected", where no tenders came up to the appraised value of a property, the bidders should be given opportunity to make revised offer not less than the stated appraised value, within a certain time limit at the discretion of the Director. Also, where all bids on an advertised property have been rejected, (or where no bids have been received on it), it would be in order to receive and consider individual cash offers above the appraised value.

Meeting Adjourned.

4 of
raisement.

J. a. Gardner

40.

38.

List of Highest Tenders referred to in
Paragraph 4 of Letter dated 26th July, 1943,
which exceed the appraised values.

No. of Bids	Cat. No.	Civic Address	Assessment Land	Building	Total	Valuation	Offer	%
(2)	2	2112 Alberta	$320.	$700.	$1,020.	$750.	$1,000)	98.0
	2	" "	"	"	"	"	")	
(4)	24	7225 Blenheim	1,350.	1,950.	3,300.	2.750.	3,000.)	90.0
	24	" "	"	"	"	"	")	
(3)	11	472 Alexander	700.	1.400.	2,100.	1,500.	2,502.	119.1
(2)	21	2050 Alma	410.	1,800.	2,210.	1,300.	1,500.	67.9
(2)	23	7226 Balaclava	1,125	1,000.	2,125.	1,500.	2,200.	103.5
(1)	44	2036 Columbia	415.	900.	1,315.	1,100.	1,275.	97.0
(1)	51	353 E. Cordova	800.	350.	1,150.	500.	750.	65.7
(6)	56	476 E. Cordova	925.	1,200.	2,125.	2,700.	3,300.	155.3
(1)	57	500 E. Cordova	860.	13,700.	14,560.	10,000.	12,000.	82.4
(1)	65	627 E. Cordova	550.	1,100.	1,650.	800.	815.	49.4
(2)	80	728 E. Cordova	500.	750.	1,250.	1,000.	1,000.	80.0
(3)	98	2342 Dundas	520.	2,550.	3,070	2.750.	3,610.	117.6
(5)	100	2594-8 Eton	1,110.	4,050.	5,160.	4,000.	4,250.	82.4
(1)	110	349 E. Georgia	1,050.	7,900.	8,950.	4,000.	5,000.	55.9
(1)	111	1337 E. Georgia	610.	850.	1,460.	900.	900.	61.6
(2)	115	2039 Granville	4,760.	2,900.	7,660.	7,000.	7,000.	91.4
(2)	125	446 Keefer	675.	5,800.	6,475.	3,500.	4,550.	70.3
(4)	126	611 Keefer	550.	400.	950.	700.	1,000.	105.3
(1)	127	843 Keefer	450.	350.	800.	550.	550.	68.8
(1)	131	19 E. King Edward	760	1,400.	2,160.	1,000.	1,200.	55.5
(2)	138	1720 Maple	270.	800.	1,070.	800.	1,200.	112.2
(3)	146	2633 McGill	380.	2,000.	2,380.	2,300.	3,000.	126.2
(1)	165	8391 Osler	245.	800.	1,045.	800.	1,000.	95.7
(1)	166	8407 Osler	245.	600.	845.	650.	800.	94.7
					$70,510.00	$49,350.00	$59,402.00	84.2 %

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: July 28th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith, Chairman.

1. Minutes of meeting of July 21st.

2. Catalogue Group "A" tenders (167 properties).

   (a) 179 tenders on 97 parcels, opened and examined July 20th.

   (b) July 23rd - Tenders reviewed and reconsidered, and segregated into:

1.	Acceptable bids....		22
2.	Identical (in amount) bids...	4	26
3.	Rejected bids...		105
4.	Higher bids awaiting property appraisement...		48
			179

   (c) Letter from Director Shears, dated July 26th, requesting certain advice on the above.

...43 of
...praisement.
...r.

40

D
R
A
F
T

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: August 4th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Mr. Justice Sidney Smith.
Alderman Charles Jones.
Mr. H. S. Durkee.

1. Minutes of meeting of July 28th approved.

2. Catalogue Group "A" Tenders, (167 properties.)
Further offers, reviewed and reconsidered by Director Shears and your Executive Assistant, having been segregated thus:

(a)	Acceptable bids	10
(b)	Rejected bids a/c higher ones received	9
(c)	Other bids all lower than appraised value which may be resubmitted to bidders	17
	Total bids	36

The Committee recommends the acceptance of the above ten "acceptable bids", and invitation extended to authors of the above seventeen tenders for higher offer.

Detailed list of "acceptable bids" consisting of Nos. 1, 33, 34, 46, 94, 112, 128, 160, 163, and 164 is attached hereto.

3. General and Informative.
(1) "The New Canadian" of July 31st, giving all the points of the petitions of the Japanese Property Owners' Association to the Exchequer Court of Canada.

(2) There being 82 Group "A" properties still unappraised, (on 21 of which tenders have been received), Appraiser Reeve has now requested that another approved surveyor, W. R. Harvey, (Minutes of July 14th), assist him in the matter of 22, in all, pieces of property for early action. (In the recent past Mr. Reeve has had special request to appraise twelve enemy alien properties, which took up considerable time).

(3) Having many enquiries from agents and prospective buyers concerning properties grouped in "B" and "C" of the Catalogue, Director Shears proposes to advertise for tenders for both groups in the near future. Thus all the remaining unsold properties will be in the market once for all.

Meeting Adjourned.

Catalogue Group "A" Numbers Appraised since Meeting of July 28th.

No. of Bids.	Cat. No.	Civic Address	Land	Imp.	Total	Valuation	Offer	% of Assessed Value
1	1	1842 Adanac St.	$ 630.00	$2100.	$2730.00	$2800.00	$3000.00	109.9
3	33/34	2690 Cambridge St.	885.00	305.00	3935.00	3300.00	3550.00	90.2
2	46	1900-4-6 Commercial Dr.	2770.00	1700.00	4470.00	3200.00	3200.00	71.6
1	94	2052 Dundas St.	695.00	8900.00	9595.00	4000.00	5150.00	53.7 ※
1	112	1342 E. Georgia St.	285.00	750.00	1035.00	700.00	700.00	67.6
2	128	943 Keefer St.	400.00	1150.00	1550.00	1200.00	1200.00	77.4
3	160	2321 Oxford St.	440.00	1550.00	1990.00	1600.00	1950.00	98.0
2	163	2584 Oxford St.	380.00	1200.00	1580.00	1450.00	1710.00	108.2
2	164	2676 Oxford St.	380.00	1500.00	1880.00	1250.00	1650.00	87.8
17		10 Properties.	6865.00	21900.00	28765.00	19500.00	22110.00	76.9

Summary to Date.

46	22 Properties (July 28th)	17910.00	52600.00	70510.00	49350.00	59402.00	84.2
17	10 " (Aug. 4th)	6865.00	21900.00	28765.00	19500.00	22110.00	76.9
63	32 " (Average 2 tenders)	24775.00	74500.00	99275.00	68850.00	81512.00	82.1

Offers - 118.4% of appraisement.

※ 94 - Description - Large Rooming House. Needs repairing at an estimate cost of $2000. to $2500.
Property is leased to a Chinese at $65.00 per month on a 2 years' lease from Sept. 10th, 1942 - $780.00 per year.

Taxes - $257.24
Insurance - 80.00
Collections - 39.00
Water ?
376.24

Net Income (without repairs) about $400.00 per year.
Earnings on cost price of $5150.00 would be less than 8%.
Or, estimating yearly repairs at $200.00 the earnings would be less than 4%.

Bid made by Margaret E. Gerhart, (widow of J. A. Gerhart, Propr of Sterling Hotel), 177 West Cordova St.

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

43

MINUTES

D
R
A
F

Meeting of Advisory Committee on Japanese

42.

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: August 4th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justics Sidney Smith.

1. Minutes of meeting of July 28th.

2. Catalogue Group "A" tenders.

Appraisements by D. W. Reeve since meeting of July 28th cover nineteen properties, on which we have 36 bids:

(a)	Acceptable bids	10
(b)	Rejected bids a/c higher bids received	9
(c)	Bids lower than appraised value	17
		36

Attached hereto is a complete statement showing particulars of Acceptable tenders requiring approval and also a summary of all such to date.

3. "The New Canadian" of July 31st, giving all the points of the petitions of the Japanese Property Owners to the Exchequer Court of Canada.

C.J./H.D.

D
R
A
F
T

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: August 11, 1943.

Time: 10.00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:

Mr. Justice Sidney Smith.
Alderman Charles Jones.
Mr. H. S. Durkee.

1. Minutes of meeting of August 4th adopted.

2. Catalogue Group "A".

Bids on seventeen (17) more properties were received by the Custodian during the past week, and after examination were segregated thus:

(a) Acceptable tenders	12
(b) Those lower than the appraisement value to be referred back to bidders.	3
(c) Held up for further study and investigation	2

The Committee recommends the acceptance of the twelve (12) "acceptable tenders" and invitation to the authors of the above three (3) "lower than appraisement" bids for higher offer.

Detailed list of "acceptable tenders" consisting of Nos. 2,41,55,64,68,95,96,102,106,109,145 and 147 is attached hereto.

3. Correspondence.

(1) In approving the sale of 2135-37-41 Dundas Street properties (Catalogue #95-96 on attached list.) the Committee advises the inclusion therewith of the machinery and supplies contained in building at 2135 Dundas, the price being practically 134.5% above cost and appraisement values.

(2) The Committee herewith agrees to the purchasing by the Nye Foundry of 519 Powell Street, (Catalogue #203.) at the price of $1125.00 originally set, as per "Minutes" of June 30, 1943, expecially in view of the fact that this property is needed for expansion in war work.

(3) After considering the appraisement value and the assessed value, $3200.00 and $3400.00 respectively, the offer of

No. of Bid

H. A. Roberts Ltd., at $3500.00 for 1245 West Tenth Avenue was deemed satisfactory by the Committee. It was remembered that tenders for this house and lot were invited by exclusive advertising in the Vancouver dailies on June 25th resulting in no response whatever.

(4) The Executive Assistant was instructed to write to Mr. Kishizo Kimura at Cascade, B. C. accepting his resignation from the Committee with sincere regret by all concerned.

4. General and Informative.

(1) Group "A" appraisements may be completed this current week, after which "B" and "C" divisions of Catalogue will be advertised. As yet no surveys of these two sections have been made.
(2) Norris & MacLennan, Solicitors - No word from them nor from Ottawa except the go-ahead signal from the capital.
(3) Deeds, etc. on accepted tenders are being forwarded to the Deputy Minister for signature this week.
(4) "The New Canadian" August 7th.

Meeting Adjourned.

No. of Bid

1 1 1 1 1 1 1 2 1 1 1 2 3 1 1

51.

45.

Catalogue Group "A" Numbers Appraised since Meeting of August 4th.

No. of Bids.	Cat. No.	Civic Address	Land	Imp.	Total	Valuation	Offer	% of Assessed Value	Remarks.
1	41	5337 Cecil Street.	$140.	$300.	$440.	$350.	$350.	79.5	Appraised since Aug. 4
1	68	653 E. Cordova Street.	550.	1000.	1550.	1600.	1600.	103.2	" " " "
1	102	3176 Euclid Avenue	130.	350.	480.	450.	500.	104.2	" " " "
1	147	4695 McHardy Street.	650.	2400.	3050.	2250.	2400.	78.7	" " " "
1	109	327 E. Georgia St.	1050.	5600.	6650.	6000.	6000.	90.2	Offer received since July
1	145	2995-7 McGill Street.	650.	550.	1200.	800.	1000.	83.3	" " " 19th
2	2	2112 Alberta Street.	300.	720.	1020.	750.	1100.	107.8	Revised offer. Original Highest tender ($1000.
1	55	472 E. Cordova Street.	700.	900.	1600.	1600.	1600.	100.0	" " ($1510.
1	64	626 E. Cordova Street.	550.	300.	850.	500.	525. (rental 12.00)	61.8 #	" " ($ 450.
1	106	8635 Fremlin Street.	285.	1500.	1785.	1700.	1700.	95.2	" " ($1500.
2	96	2141 Dundas Street.	325.	1500.	1825.	1250.	1525.	83.6	" " ($1600.
3	95	2135 Dundas Street.	650.	3850.	4500.	4350.	4400.	97.7	" " ($4050.
—	12 properties		5980.	18970.	24950.	21600.	22700.	91.0	

Approximate value of Sauce and Equipment $2287.00 Offer - $3075.00 134.5%.

Shack - needs new flooring and sink - no plaster - value of 25' lot in this location too high by $200.00 per D.W. Reeve, appraiser.

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

51. 48.

rks

e Aug. 11th
"
"
"

Original
Highest Tender
($4500.)
($1350.)
($4100.)
($2300.)
($3000.)
($6000.)
($8150.)
to 17th inc.

' sold to date

ate

47.

46.

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: August 11th, 1943.

Time: 10.00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting of August 4th.

2. Catalogue Group "A".

For the week ending August 10th:

12 properties (as per attached list) for approval.
3 properties on which bids were lower than appraised value. Referred back.
2 properties held back for further consideration.

3. Correspondence.

(a) Catalogue #95 & 96 (see attached list.)
(b) Catalogue #203.
(c) Catalogue #377.
(d) Kishizo Kimura.

4. General and Informative.

(1) Group "A" appraisements may be completed this current week, after which "B" and "C" divisions of Catalogue will be advertised. As yet no surveys of these two sections have been made.
(2) Morris & MacLennan, Solicitors - No word from them nor from Ottawa except the go-ahead signal from the capital.
(3) Deeds, etc. on accepted tenders are being forwarded to the Deputy Minister for signature this week.
(4) "The New Canadian" August 7th.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

No.

AUG 18 1

Agenda Vol. 1 Aug. 11 1943

47.

MINUTES

D R A F T

Meeting of Advistory Committee on Japanese Properties in Greater Vancouver.

Date: August 18th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith, Chairman

Present: Mr. Justice Sidney Smith
Alderman Charles Jones
H. S. Durkee, Executive Assistant

1. Minutes of meeting of August 11th adopted.

2. Catalogue Group "A".
Twenty-four (24) tenders were received this week, and after investigation, were segregated as follows:

(a) Acceptable offers, (as per attached list). 9

(b) Those lower than appraisement figures, to be referred back to bidders 3

(c) Rejected bids, account higher offers 12

The Committee voted: (1) - the acceptance of the nine (9) "Acceptable tenders" and in addition two (2) other bids presented at the Meeting, (Catalogue Nos. 113 & 157); (2) - the invitation for revised bids on the "lower than appraisement" offers; (3) - the further consideration of tenders (from last week) of Catalogue Nos. 47 & 108.

Detailed list of "acceptable tenders" attached hereto consist of Catalogue Nos. 24, 30, 37, 58, 87, 121, 141, 148 & 155.

3. Correspondence.

A full report of appraisements of deleted Nos. 47 and 108 (above) was submitted through Mr. D. W. Reeve, authorized appraiser.

4. General and Informative.

(1). Ten (10) properties in all in Group "A" still await survey.

(2). Eight (8) complete sets of papers on as many properties have been forwarded to Ottawa for acceptance and signature.

(3). "The New Canadian" of August 14th.

Meeting Adjourned.

PLEASE RETAIN ORIGINAL ORDER
VANCOUVER CITY ARCHIVES
AUG 18 1943

Catalogue Group "A" - August 11th to 17th inclusive

No. of Bids	Cat. No.	Civic Address	Assessment Land	Imp.	Total	Valuation	Offer	% of Assessed Value	Remarks
3	58	521 E. Cordova Street	$625.	$650.	$1275.	$1150.	$1200.	94.1	Appraised since Aug. 11th
4	37	504 Cassiar Street	685.	2300.	2985	2800.	3000.	100.5	" " "
3	141	2261 McGill Street	650.	900.	1550.	900.	1200.	77.4	" " "
1	87	791 E. Cordova Street	1160.	1050.	2210.	2250.	2250.	106.6	" " "
									Original Highest Tender
4	30	2505 Cambridge Street	830.	4500.	5330.	4750.	4900.	91.9	Revised Offers ($4500.)
1	121	9182 Hudson Street	950.	1800.	2750.	2500.	2500.	90.9	" " ($1350.)
1	148	5286 McKenzie Street	730.	3450.	4180.	4250.	4300.	102.9	" " ($4100.)
2	155	2267 Napier Street	365.	1600.	1965.	2400.	2550.	129.8	" " ($2300.)
2	24	7225 Blenheim Street	1350.	1950.	3300.	2750.	3230.	97.9	" " ($3000.)
2	108	249-51 E. Georgia Street	2125.	14800.	16925.	8000.	8000.	47.3) #	" " ($6000.)
3	47	117-121 E. Cordova Street	5750	21000.	26750.	12000.	12101.	45.2)	" " ($8150.)
26		11 Properties	15220.	54000.	69220.	43750.	45231.	65.3	Total Aug. 11th to 17th inc.

Previous Sales "Group A"

78	53 Properties	30125.	91370.	121495.	87650.	101212	83.3	
104	64 "	45345.	145370.	190715.	131400.	146443	76.8	Total "Group "A" sold to date

Previuus sales, outside of "Group A2 No. 203 & 377 as per minutes of Aug. 11th.

2	2 Properties	2550.	3450.	6000.	4200.	4625.	72.1	
106	66 "	47895	148820.	196715	135600.	191068.	76.8 +	Grand Total to Date

Mr. Reeve's reports of Appraisement, August 16th., our file.

AUG 18 1943 - Delete Catalogue No's 108747. The other ten (10) properties are approved for sale, see attached Draft of minutes, date.

W. Duncan

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

51.

7th
it

MINUTES

50.

D
R

49.

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: August 18th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith

1. Minutes of meeting of August 11th

2. Catalogue Group "A".

For week ending August 17th.

11 Tenders (as per attached list) for approval.

2 Tenders which were lower than appraised value. Referred to bidders for a higher offer.

12 Tenders rejected account higher bids accepted.

25

3. Correspondence.

D. W. Reeve's records of appraisement of Catalogue No's. 47 and 108, Group "A".

4. General and Informative.

(a). Eight sets of papers covering sales have been forwarded to Ottawa for signature.

(b). "The New Canadian", August 21st.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

50.

MINUTES

D R A F T

DUPLICATE

Meeting of the Advisory Committee on Japanese Properties in Greater Vancouver.

Date: August 25, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith

Present: Mr. Justice Sidney Smith, Chairman
Alderman Charles Jones
H. S. Durkee, Executive Assistant

1. Minutes of meeting of August 18th adopted.

2. Catalogue Group "A".

During the week ending August 24th, twelve (12) tenders were received and the offers taken into consideration:

(a) Four (4) bids, Catalogue Nos. 77,143,150 & 161, (as per details on attached list), are hereby approved for acceptance by the Committee.

(b) Eight (8) tenders are recommended to be returned to the bidders for revision and higher offers - Nos. 50,52,59,72,79,92,105 & 123/4.

3. Unfinished Business.

Catalogue Nos. 47 & 108, (as per attached details), again were held from approval awaiting still more information on the properties.

4. General & Informative.

Advertising - Director Shears proposes to advertise for tenders for the remaining properties beyond Group "A" in the Catalogue, the 1st of September.

Appraisers - In view of the increased number of properties to be advertised - twice as many as in Group "A", (or about three hundred) - it would appear expedient to use as well the proffered services of Mr. Macpherson of Pemberton's and of Mr. Fred A. Cleland.

Residue of Group "A" - It has been suggested by Mr. Shears that he send an enumeration to the agents inviting individual offers from their clients at prices at or above the specific valuations.

"Nisei" News - "The New Canadian", August 21st.

Meeting Adjourned.

PLEASE RETAIN ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

STATISTICS

Catalogue Group "A" - (August 18th to 24th inclusive)

No. Bids	Address	Cat. No.	Land	Imp.	Total	Valuation	Offer	% of Assessed Value	Remarks
2	2303 East Georgia St.	113	$ 430.	$ 2550.	$ 2980.	$ 3300.	$ 3650.	122.5)	Approved for sale Aug. 17th Included in "Minutes", but not in "Statistics".
2	3396 Napier Street	157	275.	1400.	1675.	1500.	1500.	89.6)	
4	Sub-total		705.	3950.	4655.	4800.	5150.	110.6)	
1	3467 Monmouth St.	150	130.	600.	730.	600.	750.	102.7	Re-bid from $510.00
1	723 East Cordova St.	77	500.	1050.	1550.	1500.	1500.	96.8	" " 1000.00
1	2327 Oxford Street	161	440.	800.	1240.	900.	910.	73.4	" " 710.00
1	2306 McGill Street	143	930.	2100.	3030.	3200.	3250.	107.3	" " 2700.00
8	Total Sales	6	$2000.	$4550.	$6550.	$6200.	$6410.	97.9	
102	Previous Sales	62	37470.	109570.	147040.	111400.	126392.	86.0	
110	Grand Total	68	$39470.	$114120.	$153590.	$117600.	$132802.	86.5	

Re-submitting for Approval

3	117-121 E. Cordova St.	47	5750.	21000.	26750.	12000.	12101.	45.2	Re-bid from $8150.00
2	249-51 E. Georgia St.	108	2125.	14800.	16925.	8000.	8000.	47.3	" " $6000.00

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

Alderman Jones.

D

53.

55.

68.

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: August 25th, 1943.

Time: 10.00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of Meeting of August 18th.

2. Catalogue Group "A".

For week of August 18th to 23rd (inclusive):-

9 Tenders, as per attached list, for approval.

8 Tenders, lower than appraised value, referred back to bidders, for higher offer.

3. Unfinished Business:

Catalogue Nos. 47 & 108, particulars on above - referred to list.

4. General and Informative:

Advertising - Director Shears proposes to advertise for tenders for the remaining properties beyond Group "A" in the Catalogue, the 1st of September.

Appraisers - In view of the increased number of properties to be advertised - twice as many as in Group "A", (or about three hundred) - it would appear expedient to use as well the proffered services of Mr. Macpherson of Pemberton's and of Mr. Fred A. Cleland.

Residue of Group "A" - It has been suggested by Mr. Shears that he send an enumeration to the agents inviting individual offers from their clients at prices at or above the specific valuations.

"Nisei" News - "The New Canadian", August 21st.

PLEASE RETAIN ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

53.

D R A F T

MINUTES

Meeting of Advisory Committee on Japanese Prop rties in Greater Vancouver.

Date: September 1st, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Alderman Charles Jones, Acting Chairman.
Mr. H. S. Purkee, Executive Assistant.

1. Minutes of meeting of the 25th of August adopted.

2. Catalogue Group "A".

During the week ending August 30th, thirteen tenders were received and the offers taken into consideration.

a. Six bids, catalogue Nos. 69, 71, 103, 122, 105, and 144, (as per details on attached list), were approved for acceptance and sale by the Committee.

b. Three tenders, catalogue Nos. 39, 133, and 153, ~~(as per above list)~~, were recom ended to be returned to the bidders for revision and higher offers.

c. Four offers came under discussion:

Catalogue No. 47, 117-121 East Cordova, on which an offer of $12,101. was received. This offer was thought too low, and the Committee therefore recommended that the price for sale be raised at least to $15, 000., preferably $16,000.

Catalogue No. 108, 251-259 East Georgia Street, on which an offer of $8000. was received. This was also thought too low, and it was deemed that a fair price would be $10,000. to $12,000., with a minimum of $10,000.

Catalogue No. 28, described as 2136 Cambridge Street, for which an offer of $630. was received. This was deemed too low, and in view of the property being a 50' lot, and the revenue being $20. per month, a price of $800. to $850. should be demanded.

Catalogue No. 9, 409 Alexander Street, on which an offer of $700. was received. The Committee agreed that it would be alright to accept this amount, provided the purchaser demolished the building and did not use it for commercial and other purposes; a guarantee to be required in this instance.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

3. General and Informative.

Catalogue No. 2 ready for distribution. This contains Groups "B" and "C" of the evacuee properties in the Greater Vancouver district, and also a list of the remaining unsold properties in Group "A".

A letter explaining the handling of these properties is being sent to the agents concerned, and to two hundred other real estate agents who might be interested in helping with this sale.

Chattels.

Thompson & Binnington, 626 West Pender Street, have been engaged to advertise and sell by auction, about the middle of September, a considerable amount of the chattels belonging to the evacuated Japanese people.

4. "Nisei News".

"The New Canadian" of August 28th.

Meeting Adjourned.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

STATISTICS

Catalogue Group "A" - August 25th to August 31st, 1943, (inclusive).

No's Bids	Address	Cat.#	Assessment Land	Imp.	Total	Valuation	Offer	% of Assessed Value	Remarks.
1	655 E. Cordova St.	69	550.	950.	1500.	1400.00	2000.	133.3	
1	665 E. Cordova St.	71	550.	550.	1100.	1200.00	1500.	136.4	
1	1743 Franklin St.	103	420.	400.	820.	600.00	700.	85.4	
1	316-322 Jackson Ave.	122	705.	3900.	4605.	4000.00	4105.	89.1	
1	2558 Franklin St.	105	380.	650.	1030.	850.00	865.	84.0	Revised bid from $800.00.
1	2456 McGill St.	144	800.	1400.	2200.	3000.00	3050.	138.6	Revised bid from $2200.00.
6	6 properties		3405.	7850.	11255.	11050.00	12220.	108.6	
110	68 properties		39685.	114120.	153805.	117600.00	132802.	86.3	Sales to August 25th, 1943.
116	Total, Group "A"		43090.	121970.	165060.	128650.00	145022.	87.9	
	519 Powell St.	203	800.	1800.	2600.	1000.00	1125.	43.3	Special Sale 8/11, Group "B".
	1245 West 10th Ave.	377	1750.	1650.	3400.	3200.00	3500.	102.9	Special Sale 8/11, Group "C".
116	Grand Total		45640.	125420.	171060.	132850.00	149647.	87.5	

FOR DISCUSSION

Address	Cat. #.	Assessment Lot	Imp.	Total	Valuation	Offer	% of Assessed Value	Proposed Price	% of Assessed Value.
117-121 E. Cordova St.	47	5750.	21000.	26750.	12000.	12101.	45.2	"15000. to 16000."	56.1-59.8
249-251 E. Georgia St.	108	2125.	14800.	16925.	8000.	8000.	47.3	"10000. to 12000."	59.1-70.9
2136 Cambridge St. -	28	650.	600.	1250.	600.	630.	50.4	" 800. - ? "	64.0
409 Alexander St.	9	750.	2600.	3350.	700.	700.	20.9	?	

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

Ald. Jones

56.

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: ~~August 25th, 1943~~. SEP 1 - 1943

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting of August 25th.

2. Catalogue Group "A".

For week of August 25th to 31st (inclusive).

6 Tenders, as per attached list, for approval.

3 Tenders, lower than appraised value, referred back to bidders, for higher offer.

4 for discussion.

3. General and Informative.

Catalogue #2.

Advertising.

"Nisei News" - "The New Canadian" of August 28th.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

57.

COPY

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: September 8th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Alderman Charles Jones, Acting Chairman.
Mr. H. S. Durkee, Executive Assistant.

1. Minutes of September 1st adopted.

2. Catalogue Group "A".

Due to a combination of rest and recreation days over the last weekend, the surveyors have completed and submitted but few appraisements. Likewise, the bidding has been correspondingly slow.

For the week of September 1st to 7th, inclusive, the following tenders were taken into consideration: bids of $900. and $1100. for Catalogue Nos. 81 and 137 respectively, were approved for acceptance and sale by the Committee.

Catalogue Nos. 48, 117, and 162, on which the bids were lower than the appraised value, were recommended to be referred back for higher offers.

3. General and Informative.

a. To date nine tenders have been submitted for properties in Group "B" and "C", since the issuance of Catalogue No. 2 on September 1st.

b. "The New Canadian" of September 4th, 1943.

c. Clippings from local newspapers for the week.

Meeting Adjourned.

PLEASE RETAIN ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

No.	Bid
1	
1	
2	
146	
148	
2	
150	

STATISTICS

Catalogue Group "A" - September 1st to 7th (inclusive).

No. Bids	Address	Cat. No.	Assessment Land	Imp.	Total	Valuation	Offer	% of Assessed Value	Remarks.
1	746 E. Cordova Street	81	$500.	$600.	$1100.	$900.	$900.	81.8	
1	2120 Manitoba Street	137	550.	825.	1375.	1100.	1100.	80.0	
2	2 Properties		1050.	1425.	2475.	2000.	2000.	80.8	
146	64 "		43090.	121970.	165060.	128650.	145022.	87.9	Group "A" sales to Aug. 31st.
148	66 Properties		44140.	123395.	167535.	130650.	147022.	87.8	" " " " Sept.7th
2	2 "		2550.	3450.	6000.	4200.	4625.	77.1	Spl. Sales Group B & C.
150	68 "		46690.	126845.	173535.	134850.	151647.	87.4	Total Sales to Sept. 7th.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: September 8th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting of September 1st.

2. Catalogue Group "A".

Due to a combination of rest and recreation days over the late weekend, the surveyors have completed and submitted but few appraisements. Likewise, the bidding has been correspondingly slow.

For the week of September 1st to 7th, inclusive, we have the following:

2 tenders, Catalogue No. 81, for approval.

2 tenders for discussion, Catalogue Nos. 48 and 162.

1 tender, Catalogue No. 117, referred back for higher bid.

3. Catalogue Groups "B" & "C".

To date nine (9) tenders have been submitted since the issuance of Catalogue No. 2 on September 1st.

4. General and Informative.

a. "The New Canadian", September 4th, 1943.

b. Clippings from local newspapers for the week.

PLEASE RETAIN ORIGINAL ORDER VANCOUVER CITY ARCHIVES

68. 62

61.

D R A F T

MINUTES.

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: September 15th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Mr. Justice Sidney Smith, Chairman.
Mr. H. S. Durkee, Executive Assistant.

Alderman Charles Jones absence was due to his having been called to Port Alberni to attend the annual meeting of the Union of British Columbia Municipalities.

1. Minutes of meeting of September 8th adopted.

2. Catalogue Group "A".

For the week of September 8th to 14th, offers on five properties, (as per detail[ed] tics' memo), were approved for sale by the [Committee] id on property Catalogue No. 18 was received on th[e] , but will be included in next week's table of st[ations]

Seven bids on five ommended to be referred back to bidders for higher ry tender having been below the appraised value. s on properties Nos. 28 and 47 were held by the further consideration.

3. Catalogue Group "B" & been submitted

To date twenty-thr[ee] . since issuance of Catalogu[e]

4. General and Informativ[e]

a. Up to the pres[ent] out of forty (40) sets of papers completed and se[nt] "A" deeds, etc.), have been returned with signatu[res]

b. "The New Canad[ian] aber 11th.

c. The first regula[r] acuee Japanese chattels is being held this date. he reputable firm of Thompson & Binnington, and 314 Powell Street.

d. A meeting of t[he] praisers is being held in Mr. Shears office tomor[row] clock; the purpose being that of co-ordinating the operties delineated in the catalogue as "B" and "

60.

SEP 15 1943

Newspaper—WEDNESDAY. S

D. C. McLaren, Pioneer of B.C., Dead

David Carson McLaren, 74, of 3060 West Seventh, pioneer resident of British Columbia, died Tuesday.

Mr. McLaren was born in Ontario and had lived in B.C. for 49 years, spending much of his time at Kamloops and later Vancouver.

He was apprenticed to E. C. Davison, pioneer harness and saddle maker of Kamloops, now residing in Vancouver, about 1890 and later took over Mr. Davison's business.

About 1905 he came to Vancouver and ran a harness shop at what is now the corner of Main and Georgia.

He was a member of Tatnai Lodge No. 9, IOOF, Kamloops.

Besides his wife, the former Mildred Elliott of Kamloops; he leaves one son, Raleigh Elliott, and two grandsons.

Funeral services will be conducted Friday at 3:30 p.m. in Center & Hanna's chapel; burial, Forest Lawn Memorial Park.

No. Bids	2	1	3	2	8	148	156	2	158

PLEASE RETAIN ORIGINAL ORDER VANCOUVER CITY ARCHIVES

61.

D R A F T

MINUTES.

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: September 15th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Mr. Justice Sidney Smith, Chairman.
Mr. H. S. Durkee, Executive Assistant.

Alderman Charles Jones absence was due to his having been called to Port Alberni to attend the annual meeting of the Union of British Columbia Municipalities.

1. Minutes of meeting of September 8th adopted.

2. Catalogue Group "A".

For the week of September 8th to 14th, offers on five properties, (as per details on attached Statistics' memo), were approved for sale by the Committee. Another bid on property Catalogue No. 18 was received on this date, and approved, but will be included in next week's table of statistics.

Seven bids on five properties were recommended to be referred back to bidders for higher offer, each and every tender having been below the appraised value. Upward revised bids on properties Nos. 28 and 47 were held by the Committee for still further consideration.

3. Catalogue Group "B" & "C".

To date twenty-three (23) tenders have been submitted since issuance of Catalogue #2 on September 1st.

4. General and Informative.

a. Up to the present, seventeen (17) out of forty (40) sets of papers completed and sent to Ottawa (Group "A" deeds, etc.), have been returned with signatures.

b. "The New Canadian", issue of September 11th.

c. The first regular auction sale of Evacuee Japanese chattels is being held this date. The auctioneers are the reputable firm of Thompson & Binnington, and the sale was held at 314 Powell Street.

d. A meeting of the four authorized appraisers is being held in Mr. Shears office tomorrow morning at ten o'clock; the purpose being that of co-ordinating the work of appraising properties delineated in the catalogue as "B" and "C".

Meeting Adjourned.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

Minutes Sept. 15/43 Vol. 1 Box 1 File 1 Pub. 1-133

STATISTICS

Catalogue Group "A" - Sept. 8th to 14th (inclusive).

No. Bids.	Address	Cat. No.	Assessment Land	Imp.	Total	Valuation	Offer	% of Assessed Value	Remarks
2	3422 Eton Street	101	265.	1700.	1965.	2000.	2000.	101.8	Increased from $1800.
1	668 East Cordova Street	72	550.	650.	1200.	975.	1000.	83.3	Individual offer.
3	6 Nanaimo St. N.	151	525.	2350.	2875.	2800.	2800.	97.4	Original highest offer $1200.
2	3681 Nanaimo St. S.	153/4	655.	950.	1605.	1400.	1400.	87.2	Offer raised from $1000.
8	5 Properties		1995.	5650.	7645.	7175.	7200.	94.2	Total Sales for week.
148	66 "		44140.	123395.	167535.	130650.	147022.	87.8	Group "A" Sales to Sept. 7th.
156	71 "		46135.	129045.	175180.	137825.	154222.	88.0	" " " " " 14th.
2	2 "		2550.	3450.	6000.	4200.	4625.	77.1	Special Sales, Groups B. & C.
158	73 "		48685.	132495.	181180.	142025.	158847.	87.7	Total Sales to Sept. 14th.

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

63.

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: September 15th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting of September 8th.

2. Catalogue Group "A".

For the week of September 8th to 14th, we have the following:

5 offers as per attached memo, for approval.

3 offers referred back to bidders for higher offer.

2 offers (Cat. Nos. 28 and 47) for further consideration.

3. Catalogue Group "B" & "C".

To date twenty-three (23) tenders have been submitted since issuance of Catalogue #2 on September 1st.

4. General and Informative.

a. Up to the present seventeen (17) out of forty (40) sets of papers completed and sent to Ottawa (Group A deeds, etc.) have been returned with signatures.

b. "The New Canadian", issue of September 11th.

1st regular auction of chattels today.
"Co-ordinating" meeting of appraisers tomorrow at 10:00 a.m.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

68. 66. 64. 77.

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: September 22, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Mr. Justice Sidney Smith, Chairman.
Alderman Charles Jones.
Mr. H. S. Durkee, Executive Assistant..

1. Minutes of meeting of September 15th adopted.

2. Catalogue Group "A".

For the week of September 15th to 21st inclusive we have the following:

5 offers, as per attached memorandum, were approved for sale, Nos. 21, 28, 93, 142 and 158 (Catalogue No. 18 shown on list of statistics was approved on September 15th but not listed until this week). In addition to these numbers Catalogue No. 48 on which due consideration was given was also approved for sale and will appear in the memorandum attached to the minutes of September 29th.
1 offer to be referred back, Catalogue No. 78 was held back from approving in order that the bidder might present a more favourably equitable price for this property.

3. Catalogue Group "B" & "C".

To date thirty-two (32) tenders have been submitted since issuance of Catalogue #2 on September 1st.

4. General and Informative.

(a) Sale of Chattels September 15th brought approximately $1500.00. Next sale will be on September 29th.

(b) Meeting with appraisers on September 16th in Mr. Shears' office. Mr. Harvey, Mr. Moore (Pembertons'), Mr. Reeve, present. Twenty-four (24) properties for early appraisement distributed equitably among the three.

(c) "The New Canadian" - two items of interest re properties and chattels.

Meeting Adjourned.

PLEASE RETAIN ORIGINAL ORDER VANCOUVER CITY ARCHIVES

No. Bid 1 1 3 2 3 2 12 156 168 2 170

68.

66.

No. of Bids
1
1
3
2
3
2
12
156
168
2
170

ks

er (9/14)

er this week.

10.00.

00.00.

10.00.

00.00.

week.

to Sept. 14

to Sept. 21

oups B & C.

ept. 21st.

rted.

65.

77.

AGENDA

Meeting of the Advisory Committee
on Japanese Properties in
Greater Vancouver.

Date: September 22nd, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith,
Chairman.

1. Minutes of meeting of September 15th.

2. Catalogue Group "A".

For the week of Sept. 15th to 21st inclusive we have the following:

5 offers, as per attached memo for approval. (No. 18 having been approved but not listed Sept. 15th).
1 offer, referred back to bidder for higher offer.
1 offer, Catalogue #48, for discussion.

3. Catalogue Group "B" & "C".

To date thirty-two (32) tenders have been submitted since issuance of Catalogue #2 on September 1st.

4. General and Informative.

(a) Sale of Chattels September 15th brought approximately $1500.00. Next sale will be on September 29th.

(b) Meeting with appraisers on September 16th in Mr. Shear's office. Mr. Harvey, Mr. Moore (Pembertons'), Mr. Reeve, present. Twenty-four (24) properties for early appraisement distributed equitably among the three.

(c) "The New Canadian" - two items of interest re properties and chattels.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

68.

66.

STATISTICS

Catalogue Group "A" - Sept. 15th to 21st (inclusive).

No. of Bids	Address	Cat. #	Assessment Land	Assessment Imp.	Assessment Total	Valuation	Offer	% of A. Value.	Remarks
1	526 Alexander St.	18	$ 700.	$ 1650.	$ 2350.	$ 1700.	$ 1750.	$ 74.5	Individual offer (9/14)
1	2050 Alma Road	21	410.	1800.	2210.	2100.	2125.	96.2	Individual offer this week.
3	2136 Cambridge St.	28	550.	600.	1150.	600.	800.	69.6	Raised from $510.00.
2	2792 Courtnay St.	93	755.	2450.	3205.	3150.	3150.	98.3	Raised from $3000.00.
3	2275 McGill St.	142	650.	2400.	3050.	3250.	3800.	124.6	Raised from $1610.00.
2	1007-7½ Odlum Dr.	158	525.	2400.	2925.	1750.	2000.	68.4	Raised from $1700.00.
12	6 Properties		3590.	11300.	14890.	12550.	13625.	91.5	Total Sales for week.
156	71 "		46135.	129045.	175180.	137825.	154222.	88.0	Group "C" Sales to Sept. 14.
168	77 Properties		49725.	140345.	190070.	150375.	167847.	88.3	Group "A" Sales to Sept. 21
2	2 "		2550.	3450.	6000.	4200.	4625.	77.1	Special Sales Groups B & C.
170	79 Properties		52275.	143795.	196070.	154575.	172472.	88.0	Total Sales to Sept. 21st.

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

68.

No. o Bids	Remarks
7	22nd.
2	00.00.
3	bid 1510.00.
1	er.
1	er.
3	bid 1610.00.
17/166	r the week.
183/2	s to Sept. 21st.
185	s to Sept. 28th. Groups B & C.
	Sept. 28th.

67. 77.

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: September 29th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting of September 22nd.

2. Catalogue Group "A".

   5 tenders, as per attached list, for approval.

   2 tenders, (Cat. Nos. 78 & 156) returned to bidders for higher offer.

3. Catalogue Groups "B" & "C".

   To date forty-five (45) tenders have been retained for opening on October 4th.

4. General and Informative.

   (1) "Up-set" prices are being sought by Real Estate Agents, the obtaining of which they claim, will aid facility of sales or liquidation of Evacuee properties.

   (2) "The New Canadian" of Sept. 25th reporting 70 properties sold for $125,000.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

STATISTICS

Catalogue Group "A" - Week of Sept. 22nd to 28th inclusive.

No. of Bids	Address	Cat.#	Assessment Land	Assessment Imp.	Assessment Total	Valuation	Offer	% of Assessed Val.	Remarks
7	139-143 E. Cordova St.	48	$ 2875.	14500.	17375.	8000.	# 9500.	54.7	Approved Sept. 22nd.
2	1842 Adanac St.	1	630.	2100.	2730.	2800.	2800.	102.6	Raised from 2000.00.
3	550 Cassiar St.	38	315.	1500.	1815.	2200.	2300.	126.7	Other highest bid 1510.00.
1	750 E. Cordova St.	83	500.	850.	1350.	1150.	1200.	88.8	Individual offer.
1	747 E. Cordova St.	82	500.	750.	1250.	800.	1000.	80.0	Individual Offer.
3	2525 Oxford St.	162	405.	1300.	1705.	2100.	2000.(Ten)	117.3	Other highest bid 1610.00.
17	6 Properties		5225.	21000.	26225.	17050.	18800.	71.7	Total Sales for the week.
166	76 Properties		49315.	138545.	187860.	149075.	166347.	88.5	Group "A" Sales to Sept. 21st.
183	82 Properties		54540.	159545.	214085.	166125.	185147.	86.5	Group "A" Sales to Sept. 28th.
2	2 Properties		2550.	3450.	6000.	4200.	4625.	77.1	Special Sales Groups B & C.
185	84 Properties		57090.	162995.	220085.	170325.	189772.	86.2	Total Sales to Sept. 28th.

Chattels (Furniture) $1500. - Total $11,000.00.

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

71.

Remarks.
ed from $1425.00.
p A Sales to Sept. 28
p A Sales to Oct. 5
Sales Group B & C.
Sales to Oct. 5th.
orted.

5.

77.

70.

D R A F T

MINUTES

Meeting of Advisory Committee on Japanese
Properties in Greater Vancouver

69.

Dear A. J. -

You probably retained your copy of the Agenda this time, or else I failed to pick it up.

Kindest regards as always.

OCT 7 - 1943

1. Min

2. Cat

...th,

...sive),
one property, No. 156, was approved for sale (see attached memorandum for particulars).

In addition No. 149, on which an offer was received this morning, was given due consideration and approved for sale. It will appear in the Statistics for the Minutes of October 13th.

Three offers (Nos. 52, 79, & 116) were to be referred back to the bidders for more equitable prices on these properties.

3. Catalogue Groups "B" & "C".

At closing time for tenders to be submitted by noon, October 4th, 161 regular bids on the three hundred parcels had been received and retained by Custodian office for examination. These offers are now being properly listed and will have due attention as early as possible.

4. General and Informative.

No official intimation has been received by Director Shears from Ottawa as to the progress in litigation being activated by the solicitors for the Japanese Property Owners' Association as per Vancouver "Sun" clipping of October 2nd, and "The New Canadian" of October 2nd.

Meeting Adjourned.

PLEASE RETAIN ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

70.

DRAFT

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: October 6th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith, Chairman.

Present:
Mr. Justice Sidney Smith.
Alderman Charles Jones.
Mr. H. S. Durkee.

1. Minutes of meeting of September 29th adopted.

2. Catalogue Groups "A".

For the week of September 29th to October 5th (inclusive), one property, No. 156, was approved for sale (see attached memorandum for particulars).

In addition No. 149, on which an offer was received this morning, was given due consideration and approved for sale. It will appear in the Statistics for the Minutes of October 13th.

Three offers (Nos. 52, 79, & 116) were to be referred back to the bidders for more equitable prices on these properties.

3. Catalogue Groups "B" & "C".

At closing time for tenders to be submitted by noon, October 4th, 161 regular bids on the three hundred parcels had been received and retained by Custodian office for examination. These offers are now being properly listed and will have due attention as early as possible.

4. General and Informative.

No official intimation has been received by Director Shears from Ottawa as to the progress in litigation being activated by the solicitors for the Japanese Property Owners' Association as per Vancouver "Sun" clipping of October 2nd, and "The New Canadian" of October 2nd.

Meeting Adjourned.

PLEASE RETAIN ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

STATISTICS

Catalogue Group "A" - Week of September 29th - October 5th. (inclusive)

No. of Bids	Address	Cat. No.	Land	Imp.	Total	Appraisement	Offer	% of Assessed V.	Remarks.
3	2528 Napier Street	156	280.00	1400.00	1680.00	1700.00	x1700.00	101.2	Raised from $1425.00.
	- 1 Property -								
183	82 Properties		54540.00	159545.00	214085.00	166125.00	165147.00	86.5	Group A Sales to Sept. 28
186	83 Properties		54820.00	160945.00	215765.00	167825.00	186847.00	86.6	Group A Sales to Oct. 5
2	2 Properties		2550.00	3450.00	6000.00	4200.00	4625.00	77.1	Spl. Sales Group B & C.
188	85 Properties		57370.00	164395.00	221765.00	172025.00	191472.00	86.3	Total Sales to Oct. 5th.

x (Tenant)

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

75.

ea. 2300.)
bid 2550.)
bidder).
Evans)
enant).
900.)
Tenant).
)
ant).
5750.)
er).
ldder).
ldder).
t).
week.
ly reported.
h.

76.

73.

D
R
A
F
T

MINUTES

Meeting of Advisory Committee on Japanese
Properties in Greater Vancouver.

77.

72.

D
R
A
F
T

MINUTES

Meeting of Advisory Committee on Japanese
Properties in Greater Vancouver.

Date: September 29th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Mr. Justice Sidney Smith, Chairman.
Alderman Charles Jones.
Mr. H. S. Durkee, Executive Assistant.

1. Minutes of meeting of September 22nd adopted.

2. Catalogue Group "A".

For the week of September 22nd to 28th inclusive, Catalogue Nos. 1, 38, 82, 83, 162, as per attached statement, were approved for sale.

Two tenders, Catalogue Nos. 78 and 156, were recommended to be returned to bidders for higher offer.

3. Catalogue Groups "B" & "C".

To date forty-five (45) tenders have been accepted and retained for opening on October 4th.

4. General and Informative.

a. "Up-set" prices are being sought by Real Estate Agents, the obtaining of which they claim, will aid facility of sales or liquidation of Evacuee properties.

b. "The New Canadian" of September 25th, reporting 70 properties sold for $125,000.00.

Meeting Adjourned.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

DRAFT

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: October 13th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Mr. Justice Sidney Smith, Chairman.
Alderman Charles Jones.
Mr. H. S. Durkee, Executive Assistant.

1. Minutes of meeting of the 6th adopted.

2. Catalogue Group "A".

Property No. 114, a business block at 558-560 Granville Street, assessed at $84,450., appraised at $95,000.; approved for sale to the Singer Sewing Machine Company per Pemberton Realty Corporation at $96,000. cash. This will be included in Statistical sheet attached to minutes of October 20th.

3. Catalogue Groups "B" & "C".

Tenders on these properties were opened on October 8th and 15 approved sales passed the Committee this morning. These are detailed in the attached memorandum.

Thirty-seven tenders on twenty-two properties referred back to bidders for more equitable offers. Nineteen tenders rejected because of higher bids.

One hundred and twenty-one tenders held awaiting appraisement of eighty-eight properties.

One hundred and ninety-two tenders received on one hundred and twenty-five out of two hundred and ninety-seven properties listed in Catalogue No. 2.

4. General and Informative.

a. The total assessment valuation of the four hundred and sixty-four properties has been found to be $1,176,543.00.

b. Ottawa refuses to halt Evacuee sales awaiting result of Exchequer Court decision.

c. "The New Canadian" contains no reference to the above action.

d. Approximate receipts from second sale of chattels on October 1st, $700.00.

PLEASE RETAIN ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: October 13th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith, Chairman.

1. Minutes of meeting of October 6th.

2. Catalogue Group "A".

   2 tenders Nos. 53 & 54, received this week and referred back to bidders for more equitable offers.

3. Catalogue Groups "B" & "C". (Tenders opened October 8th.)

   192 tenders received on 125 out of 297 properties listed in Catalogue No. 2.

   15 tenders (as per attached memo) for approval.

   37 tenders on 22 properties referred back to bidders for higher offers.

   19 tenders rejected because of higher bids.

   121 tenders held awaiting appraisement of 88 properties.

4. General & Informative.

   a. Catalogue Group "A" - 167 properties.

Assessment Valuation.		
Land	Imp.	Total.
$217,325.00	$339,730.00	$557,055.00

Catalogue Groups "B" & "C" - 297 properties.

$237,783.00	$381,705.00	$619,488.00

   b. Ottawa refuses to halt Evacuee sales awaiting result of Exchequer Court decision.

   c. "The New Canadian" of October 9th.

   d. Approximate receipts from second sale of chattels on October 1st, $700.00.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

STATISTICS

Catalogue Groups "B" & "C" - Week of October 6th-12th (inclusive), 1943.

#of Bids	Address	Cat.#	Lot	Imp.	Total	Appr. Value	Hghst. Tender	% of Assessed V.		Remarks.
3	3377 Price Street	224	1000.	2000.	3000.	1600.	2750.	91.7	(H)	For approval.(Other tenders ea. 2300.)
4	2503 Triumph St.	275	450.	2100.	2550.	3200.	3400.	133.3	(M)	" " (Next highest bid 2550.)
1	1622 West 2nd Ave.	303	450.	600.	1050.	700.	900.	85.7	(C)	" " (Hardit Singh, bidder).
1	1533 West 3rd Ave.	318	500.	600.	1100.	900.	950.	86.3	(C)	" " (J. Rosen per R. Evans)
1	133 West 5th Ave.	338	735.	650.	1385.	850.	1000.	72.2	(M)	" " (Angelo Contos, Tenant).
3	2326 West 6th Ave.	351	810.	1100.	1910.	1100.	1700.	89.0	(M)	" " (Next highest bid 900.)
5	786 West 8th Ave.	372	840.	650.	1490.	1050.	1400.	93.9	(M)	" " (Mrs. A. Poitras, Tenant).
2	1075 West 8th Ave.	374	950.	1400.	2350.	1800.	2300.	97.9	(M)	" " (Other bid, 1200.)
1	2964 West 20th	390	165.	900.	1065.	700.	900.	89.2	(H)	" " (Fred Miller, Tenant).
5	2996 West 29th	394	755.	3900.	4655.	5200.	6200.	133.2	(H)	" " (Next highest bid 5750.)
1	941 East 41st Av.	397	280.	1850.	2130.	2000.	2530.	118.8	(M)	" " (D. Rimbeaux, bidder).
1	3000 Blk. E. 54th	406	75.	-	75.	40.	75.	100.0	(C)	" " (City of Vanc., bidder).
1	S.E. Cr. 58th	409	60.	-	60.	Nil	60.	100.0	(C)	" " (City of Vanc., bidder).
3	1612 West 64th	411	315.	450.	765.)	600.)				
2	1600 Bk. W. 64th	412	315.	-	315.)	200.)	1000.	92.6	(C)	" " (H. J. Moore, Agent).
34	15 Properties		7700.	16200.	23900.	19940.	25165.	105.3		"B" & "C" Total Sales for the week.
2	2 Properties		2550.	3450.	6000.	4200.	4625.	77.1		"B" & "C" Spl. Sales, previously reported.
36	17 Properties		10250.	19650.	29900.	24140.	29790.	99.3		"B" & "C" Sales to October 12th.

Catalogue Group "A" - Oct. 6-12 (inc).

1	1 Property	149	300.	1200.	1500.	1500.	1525.	101.7	Approved for sale, Oct. 6th.
186	83 Properties		54820.	160945.	215765.	167825.	186847.	86.6	"A" Sales to Oct. 5th.
187	84 Properties		55120.	162145.	217265.	169325.	188372.	86.7	"A" Sales to October 12th.

RECAPITULATION

187	84 Properties	55120.	162145.	217265.	169325.	188372.	86.7	"A" Sales to October 12th.
36	17 Properties	10250.	19650.	29900.	24140.	29790.	99.3	"B" & "C" Sales to Oct. 12th.
223	101 Properties	65370.	181795.	247165.	193465.	218162.	88.3	Grand Total Sales to Oct. 12th.

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

DRAFT

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: October 20th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Mr. Justice Sidney Smith, Chairman.
Alderman Charles Jones.
Mr. H. S. Durkee.

1. Minutes of Meeting of October 13th adopted.

2. Catalogue Group "A".

Three tenders received and referred back to bidders for more equitable offers, on properties Nos. 15, 43, 159.

3. Catalogue Groups "B" & "C".

7 tenders as per attached Statistical list, for approval.

1 tender rejected because of higher bid.

26 tenders on 18 properties tobe referred back for more equitable offers.

87 tenders held awaiting appraisement of 64 properties.

4. General and Informative.

"The New Canadian" issue of October 16th, reports that the Japanese Property Owners' Association "are satisfied that to date the Custodian's office has been very particular about obtaining proper valuations on each parcel of real estate and receiving reasonable prices on those actually sold."

Meeting Adjourned.

PLEASE RETAIN ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: October 20th.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of October 13th.

2. Catalogue Group B & C.

   7 tenders as per attached Statistical list, for approval.

   1 tender rejected because of higher bid.

   26 tenders on 18 properties to be referred back for more equitable offers.

   87 tenders held awaiting appraisement of 64 properties.

3. "The New Canadian" of October 16th.

PLEASE RETAIN ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

STATISTICS

Week of October 13-19 (inclusive), 1943

No. of Bids	Address	Cat. No.	Assessment Lot	Assessment Imp.	Assessment Total	Appraised Value	Highest Tender	% of Assessed Value	Remarks
			Catalogue Group "A".						
2	558-560 Granville St. -1 Property-	114	72500.	11950.	84450.	95000. (R)	96000.	113.7	Approved for Sale, Oct. 13th.
187	84 Properties		55120.	162145.	217265.	169325.	188372.	86.7	Group "A" Sales to Oct. 12th.
189	85 Properties		127620.	174095.	301715.	264325.	284372.	94.3	Group "A" Sales to Oct. 19th.
			Catalogue Group "B" & "C"						
1	1952 West 4th Ave.	332	530.	850.	1380.	1600. (M)	1800.	130.4	For Approval. R. McGregor -B.
1	414 West 6th Ave.	348	890.	950.	1840.	1500. (M)	1700.	92.4	" " .E. Kobetitch - B.
1	1607 West 4th Ave.	328	560.	500.	1060.	750. (M)	950.	89.6	" " .Harold Reid - B.
1	1525 West 6th Ave.	350.	630.	600.	1230.	900. (M)	1050.	85.4	" " .A. McDonald - B.
2	732 East Pender St.	171	445.	250.	695.	600. (H)	600.	86.4	" " Raised from 400.
1	300 Blk. Beata(2,3,4)	449	150.	-	150.	200. (D)	200.	133.3	" ". John Wright- B.
1	325 Willingdon Ave.	464	250.	750.	1000.	650. (D)	750.	75.0	" ". J. Zamboski - B.
8	7 Properties		3455.	3900.	7355.	6200.	7050.	95.8	Group "B" & "C" Sales this wk
36	17 Properties		10250.	19650.	29900.	24140.	29790.	99.3	Group B & C Sales to Oct.12
44	24 Properties		13705.	23550.	37255.	30340.	36840.	98.9	Group B & C Sales to Oct. 19
189	85 Properties		127620.	174095.	301715.	264325.	284372.	94.3	Group A Sales to Oct. 19th.
233	109 Properties		141325.	197645.	338970.	294665.	321212.	94.8	Grand Total Sales to Oct. 19

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

79

DRAFT

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: October 27th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Mr. Justice Sidney Smith, Chairman.
Alderman Charles Jones,
Mr. H. S. Durkee, Executive Assistant.

1. Minutes of October 20th adopted.

2. Catalogue No. 2 - (Groups A, B, & C combined).

During the week of October 13th to 19th inclusive, 49 tenders were considered, of which 14 (as per attached Statistical list), were approved at this meeting.

The sale of Catalogue No. 311 was also approved and particulars will appear in next week's statement.

2 of the above tenders, Nos. 43 & 75, were ordered returned to bidders for more equitable offers.

In all, 32 tenders wererejected due to higher bids.

Consideration was given to an enquiry concerning the prospective purchase of five lots at the east end of the 400 block on Powell Street, by the Industrial Engineering Limited, who plan to expand their works at 467-9 Powell Street (Enemy Property).

An offer on terms for Catalogue No. 47 was returned with the assurance that if the same offer was submitted on a cash basis, it would be approved by the Committee.

3. General & Informative.

a. "The New Canadian" of October 23rd.

b. Third auction sale of Evacuee Japanese chattels at 992 Powell Street on October 14th, realized $844.80 gross, and $716.02 net.

Total gross proceeds of three sales held to date being $2903.95.

Sale No. 4 at 992 Powell Street took place yesterday.

Meeting Adjourned.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

STATISTICS
Week of October 20-26th (inclusive), 1943.

No. of Bids	Address	Cat. No.	Assessed Value Lot	Assessed Value Imp.	Assessed Value Total	Appraised Value	Highest Tender	% of Assessed V.	Remarks
					B & C				
4	600 Blk. Semlin Dr.	261)	220.	-	(M)	200.)			
	620 Semlin Drive	262)	220.	1150.	1590.(M)	2200.)	2400.	150.9	Raised from $2000.00.
6	2666 Trinity St.	268	380.	1600.	1980.(H)	1900.	2200.	111.1	From Identical bids of $2000.
6	2704 Trinity St.	271	830.	3700.	4530.(H)	5300.	5500.	121.2	Raised from $4600.
2	130 West 1st Ave.	297	1485.	1100.	2585.(M)	1450.	2150.	83.2	Raised from $1425.
2	3380 Venables St.	281	250.	1650.	1900.(M)	1900.	1900.	100.0	Raised from $1650.
4	5284 Victoria Dr.	283	750.	1300.	2050.(H)	1700.	1800.	87.8	Raised from 1600.
5	2416 West 12th Ave.	380	950.	2600.	3550.(M)	4200.	4250.	119.7	Raised from $3300.
2	238 West 5th Ave.	342	910.	900.	1810.(M)	1100.	1300.	71.8	Raised from $1200.
2	473 East 6th Ave.	353	305.	600.	905.(M)	800.	800.	88.4	Other tender $700.
5	1864 West 8th Ave.	375	710.	1150.	1860.(M)	2000.	2125.	114.2	Raised from $1800.
38	11 Properties		7010.	15750.	22760.	22750.	24425.	107.3	Group B & C Sales this week.

Catalogue "A".

3	636 Cassiar St.	40	685.	1450.	2135.(H)	2100.	2100.	98.4	Raised from $1710.
1	671-9 E. Cordova or 285 Heatley Ave.	73	1275.	5600.	6875.(H)	6500.	6615.	96.2	Individual bid per Campbell & P.
3	357 E. Cordova St.	52	850.	450.	1300.(H)	1400.	1300.	100.0	Raised from $1100.
7	3 Properties		2810.	7500.	10310.	10000.	10015.	97.1	Group "A" Sales this week.
189	85 Properties		127620.	174095.	301715.	264325.	284372.	94.3	Group "A" Sales to Oct. 19th.
196	88 Properties		130430.	181595.	312025.	274325.	294387.	94.3	Group "A" Sales to Oct. 26th.
44	24 Properties		13705.	23550.	37255.	30340.	36840.	98.9	Group B & C Sales to Oct. 19th.
38	11 Properties		7010.	15750.	22760.	22750.	24425.	107.3	Group B & C Sales this week.
278	123 Properties		151145.	220895.	372040.	327415.	355652.	95.6	Grand Total Sales to Oct. 26th.

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

No.	Remarks
322	roved 10/27.
222	s: 510. & 500.
223	sed from 1600.
352	sed from 1000.(Tnt
—	sed from 500.
17	der by Lim Kee 10/
293	sed from 4000.
310	

83.

	es for the week.
	vious sales to Oct. 26th.

84.

	Sales to Nov.2nd.

81.

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: October 27th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting of October 20th.

2. Catalogue Group "A".

   a. 3 tenders, Nos. 40, 52, 73, (as per attached Statistical list) for approval.

   b. 3 tenders, Nos. 43, 47, 75, for consideration.

3. Catalogue Groups "B" & "C".

   a. 11 tenders, Nos. 261, 262, 268, 271, 297, 281, 283, 380, 342, 353, 375, for approval.

   b. 6 tenders for consideration, Nos. 199 - 202 inclusive, and 436-7.

4. General & Informative.

   a. "The New Canadian" of October 23rd.

   b. Third auction sale of Evacuee Japanese chattels at 992 Powell Street on October 14th, realized $844.80 gross, and $716.02 net.

   Total gross proceeds of three sales held to date being $2903.95.

   Sale No.4 at 992 Powell Street took place yesterday.

PLEASE RETAIN ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

Remarks
Approved 10/27.
Bids: 510. & 500.
Raised from 1600.
Raised from 1000.(Tnt
Raised from 500.
Tender by Lim Kee 10/
Raised from 4000. -
Sales for the week.
Previous sales to Oct. 26th.
otal Sales to Nov.2nd.

83.

84.

82.

D R A F T

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver

Date: November 3rd, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Mr. Justice Sidney Smith - Chairman.
Alderman Charles Jones.
Mr. H. S. Durkee - Executive Assistant.

1. Minutes of October 27th adopted.

2. Catalogue No. 2.

   a. 8 tenders, Nos. 311, 253, 159, 276, 458/9, 180, 270, (as per attached list) were approved.

   b. 14 tenders were to be referred back to bidders for higher offers.

   c. 6 bids were to be held in abeyance for re-survey by appraisers.

   d. 4 further bids were considered by the Committee, Nos. 179, 36, 223, and 388. No. 388 was approved for sale, and will be included on Statistics of November 10th.

3. General & Informative.

   a. "The New Canadian" of October 30th.

   b. Fourth auction sale of Evacuee Japanese chattels at 992 Powell Street was held on October 26th, and realized $864.40 gross, and $730.60 net.

   Total gross proceeds of four sales held to date being $3768.35.

Meeting Adjourned.

STATISTICS

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

STATISTICS

Week of October 27th - November 2nd (inclusive) 1943.

No. of Bids.	Address	Cat. No. A,B,C.	Assessed Value Lot	Assessed Value Imp.	Assessed Value Total	Appraised Value	Highest Tender	% of Assessed V.	Remarks
2	1723 W. 2nd Ave.	311	450.	650.	1100. (C)	1000.	1000.	90.9	Approved 10/27.
3	8828 Selkirk St.	253	315.	550.	865. (C)	700.	725.	83.8	Bids: 510. & 500.
2	1239 Odlum Drive	159	470.	1200.	1670. (M)	1800.	1850.	110.8	Raised from 1600.
3	2642 Triumph St.	276	380.	1550.	1930. (M)	1100.	1500.	77.7	Raised from 1000.(Tnt
2	4337 Parker St.	458/9	300.	450.	750. (D)	750.	750.	100.0	Raised from 500.
1	210-218 Powell St.	180	7350.	5100.	12450. (M)	6500.	10600.	85.1	Tender by Lim Kee 10/
3	2696 Trinity St.	270	450.	3150.	3600. (M)	4200.	4200.	113.5	Raised from 4000.
16	8 Properties		9715.	12650.	22365.	16050.	20625.	92.2	Sales for the week.
277	122 Properties (Cat. No. 449 cancelled and deducted).		150995.	220895.	371890.	327215.	355452.	95.5	Previous sales to Oct. 26th.
293	130 Properties		160710.	233545.	394255.	343265.	376077.	95.4	Total Sales to Nov.2nd.

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

84,

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: November 3rd, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of October 27th.
2. Catalogue No. 2.
   - a. 8 tenders Nos. 311, 253, 159, 276, 458/9, 180, 270, (As per attached list) for approval.
   - b. 8 tenders to be rejected account insufficient offers.
   - c. 14 tenders to be referred back to bidders for higher offers.
   - d. 6 bids to be held in abeyance for re-survey by appraisers.
   - e. 4 bids for further consideration by Committee, Nos. 179, 36, 223, 388.
3. General & Informative.
   - a. "The New Canadian" of October 30 th.
   - b. Report on Auction Sales.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

No. of Bids.
3
2
2
2
3
3
2
17
293
310

85

D R A F T

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: November 10th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:

Mr. Justice Sidney Smith - Chairman.
Alderman Charles Jones.
Mr. H. S. Durkee.

1. Minutes of November 3rd adopted.

2. Catalogue No. 2.

   a. Seven tenders, Nos. 298, 331, 358, 356, 391/2, 386, 388, also shown on Statistics, was approved at last week's meeting.

   b. Nine tenders were rejected due to insufficient offers.

   c. Eighteen tenders on 16 properties were referred back to bidders for higher offers.

   d. Catalogue No. 382 was given consideration and in view of an Assessment of $5270. and an Appraisal of $5300., a proposed minimum price of $5300. was set.

   Discussion was held concerning Nos. 225 and 92, and it was decided to withhold decision on these two properties until a further inspection of the premises could be made.

   With regard to a new offer of $14,000. for Catalogue No. 47, appraised at $12,000. and assessed at $26,750., the Committee was of the opinion that no change should be made in their proposed minimum price of $15,000. which was set on October 27th.

3. General & Informative.

   a. "The New Canadian" of November 6th submitted.

   b. The fifth auction sale was held on November 10th at 992 Powell Street. Particulars will be given in next week's minutes.

MEETING ADJOURNED

No. of Bids.
3
2
2
2
3
3
2
17
293
310

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

3. 2. 1.

94

86

STATISTICS

Week of November 3rd to November 9th (inclusive) 1943.

No. of Bids.	Address	Cat. No.	Assessment Land	Assessment Imp.	Assessment Total	Appraised Value	Highest Tender	% of Assessment.	Remarks.
3	261 West 20th Ave.	388	500.	1900.	2400.	2500.	2535.	105.6	Approved 11/3.
2	1748 West 1st Ave.	298	400.	600.	1000.	1000.	1000.	100.0	Raised from 650. (10/20)
2	1907 West 4th Ave.	331	560.	850.	1410.	1200.	1225.	86.9	Raised from 1050. "
2	925 West 7th Ave.	358	620.	550.	1170.	750.	900.	76.9	Raised from 700. (10/13)
3	838 West 7th Ave.	356	720.	1000.	1720.	1600.	1850.	107.6	Raised from 1500.(10/20)
2	2880 East 20th Ave.	391/2	280.	750.	1030.	850.	975.	94.7	Raised from 850. (10/20)
2	620 East 16th Ave.	386	365.	1300.	1665.	1500.	1600.	96.1	Other tender 1463.33 (10/4
17	8 Properties		3445.	6950.	10395.	9400.	10085.	97.0	Sales for this week.
293	130 Properties		160710.	233545.	394255.	343265.	376077.	95.4	Previous Sales to Nov. 2.
310	138 Properties		164155.	240495.	404650.	352665.	386162.	95.4	Total Sales to Nov. 9th.

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

87. 89.

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: November 10th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of November 3rd.

2. 8 tenders - Catalogue No. 2.

   a. 8 tenders, Nos.(~~388~~), 298, 331, 358, 356, 391/2, 386, (as per attached list) for approval.

   b. 9 tenders rejected account insufficient offers.

   c. 18 tenders on 16 properties to be referred back to bidders for higher offers.

   d. 1 property, No. 382 for further consideration.

3. General & Informative.

   a. "The New Canadian" of November 6th.

⁂ also #92 & #225. (too late for typing)

Likewise #47 - See minutes.

PLEASE RETAIN ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

DRAFT

NOV 18 1943

Was moved with pride & satisfaction with your mutually unanimous. The only criticism from this quarter: you might have been less modest.

Best of luck in a great, conforming vote!

Sincerely —

Stanley Burke

a. 3 tenders, Nos. 75, 337, & 320, (see attached memorandum for particulars), were approved for sale. Catalogue No. 258 was also approved and will appear on next week's Statistics.

b. 3 tenders were rejected due to insufficient offers.

c. 12 tenders on 12 properties were referred back for more equitable offers.

d. 2 properties, Nos. 225 & 92, were considered, and it was decided that offers of $12,000 . and $1250. respectively, should be obtained for them.

3. General & Informative.

a. "The New Canadian" of November 13th was submitted for the Committee's perusal.

b. Auction No. 5 - the Committee was informed that particulars were not available concerning this auction, and that an effort would be made to have them for the next meeting.

c. Due to the illness of one appraiser and absence of a second, the list of properties for consideration and approval were less than usual. However, we have been assured that these will be made up during the next few days.

Meeting Adjourned.

PLEASE RETAIN ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

89.

D R A F T

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: November 17th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith,

Present:
Mr. Justice Sidney Smith. - Chairman.
Alderman Charles Jones.
Mr. H. S. Durkee. - Executive Assistant.

1. Minutes of November 10th adopted.

2. Catalogue No. 2.

   a. 3 tenders, Nos. 75, 337, & 320, (see attached memorandum for particulars), were a proved for sale. Catalogue No. 258 was also approved and will appear on next week's Statistics.

   b. 3 tenders were rejected due to insufficient offers.

   c. 12 tenders on 12 properties were referred back for more equitable offers.

   d. 2 properties, Nos. 225 & 92, were considered, and it was decided that offers of $12,000 . and $1250. respectively, should be obtained for them.

3. General & Informative.

   a. "The New Canadian" of November 13th was submitted for the Committee's perusal.

   b. Auction No. 5 - the Committee was informed that particulars were not available concerning this auction, and that an effort would be made to have them for the next meeting.

   c. Due to the illness of one appraiser and absence of a second, the list of properties for consideration and approval were less than usual. However, we have been assured that these will be made up during the next few days.

Meeting Adjourned.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

STATISTICS

Week of November 10th to November 16th (inclusive), 1943.

No. of Bids	Address	Cat. No.	Lot	Assessment Imp.	Total	Appraised Value	Highest Tender	% of Assessment.	Remarks.
2	55 West 5th Avenue	337	530.	2000.	2530.	(M)1800.	2000.	79.0	Other tender 500.00.
3	706 E. Cordova St.	75	500.	700.	1200.	(M) 800.	900.	75.0	Raised from 700.-750.
1	1618 West 3rd Ave.	320	500.	750.	1250.	(M) 900.	1050.	84.0	Mrs. S. Rosen 10/4.
6	3 Properties		1530.	3450.	4980.	3500.	3950.	79.3	Sales for this week.
310	138 Properties		164155.	240495.	404650.	352665.	386162.	95.4	Previous sales to Nov. 9th
316	141 Properties		165,685.	243,945.	409,630.	356,165.	390,112.	95.2	TOTAL SALES TO NOV. 16th.

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: November 17th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of November 10th.

2. Catalogue No. 2.

   a. 3 tenders, Nos. 75, 337, & 320, (see attached memorandum for particulars), for approval.

   b. 3 tenders rejected due to insufficient offers.

   c. 12 tenders on 12 properties to be referred back for more equitable offers.

   d. 2 properties, Nos. 225 & 92, for deliberation.

3. General & Informative.

   a. "The New Canadian" of November 13th.

   b. Auction No. 5 - particulars not available from Custodian.

   c. Appraisal personnel.

DRAFT

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: November 25th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Mr. Justice Sidney Smith, - Chairman.
Alderman Charles Jones.
Mr. H. S. Durkee, - Executive Assistant.

1. Minutes of meeting of November 17th read and adopted.

2. Catalogue No. 2.

   a. 8 tenders, Nos. 357, 416, 344, 313, 273, 174, 215, & 235, (as per attached Statistics), were approved for sale.

   b. 10 tenders were rejected due to higher bids.

   c. 12 tenders on 8 properties were referred back for more equitable offers.

   d. 11 tenders on 8 properties held over for further investigation.

   e. It was decided that minimum prices of $1750., $1800., & $1250. should be obtained for Catalogue Nos. 6, 54, & 453 respectively.

3. General & Informative.

   a. "The New Canadian" issue of November 20th submitted.

   b. It was reported that Auction Sale No. 5 came up to the average in receipts.

   c. Custodian File 3551/2 - The Committee was of the opinion that the Diesel engines in question should be advertised again in order that the Committee may participate in their initial advertisement as Evacuee chattels. If no sutiable offers were received, they should then be sold to the best advantage.

   d. Catalogue No. 51 - the Committee approved of the execution of the necessary documents by the Custodian in order that this sale may be consummated.

Meeting Adjourned.

PLEASE RETAIN ORIGINAL ORDER VANCOUVER CITY ARCHIVES

93

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: November 24th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting of November 17th,

2. Catalogue No. 2.

   a. 8 tenders, Nos. 357, 416, 344, 313, 273, 174, 215, & 235, (as per attached Statistics), for approval.

   b. 10 tenders rejected due to higher bids.

   c. 12 tenders on 8 properties to be referred back for more equitable offers.

   d. 11 tenders on 8 properties held over for further investigation.

   e. 3 bids on 3 properties, Nos. 6, 54, & 453, for deliberation.

3. General & Informative.

   a. "The New Canadian" issue of November 20th.

   b. Report of Auction Sale No. 5 of Evacuee chattels.

   c. Custodian File (3551/2) re sale of Diesel Engines owned by Bunji Hisaoka.

   d. Catalogue No. 51 - re Discharge of Mortgage.

PLEASE RETAIN ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

94

	No. of Bids
.	2
. Tenant. 11/22.	1
.	2
00.Tenant.	2
00.Tenant.	2
00.	2
00.	6
nder 1300.	2
nant.	1
	20
week.	316
	336

96

to Nov.16.

Nov. 23rd.

oth.

rd.

STATISTICS

Week of November 17th to November 23rd, (inclusive), 1943.

No. of Bids	Address	Cat. No.	Assessment Lot	Assessment Imp.	Assessment Total	Appraised Value	Highest Tender	% of Assessment.	Remarks.
2	8864 Selkirk St.	* 253	315.	600.	915.	550. (C)	700.	76.5	Raised from 600. Tenant.
1	847 West 7th Ave.	357	360.	850.	1210.	1100. (R)	1200.	99.2	Individual bid 11/22.
2	700 Blk. W. 68th	416	180.	-	180.	125. (C)	150.	83.3	Raised from 100.
2	43 East 5th Ave.	344	370.	700.	1070.	1300. (R)	1300.	121.5	Raised from 1000.Tenant.
2	1733 West 2nd Ave.	313	450.	650.	1100.	1100. (M)	1150.	104.5	Raised from 1000.Tenant.
2	2052 Triumph St.	273	315.	1050.	1365.	1400. (R)	1400.	102.6	Raise from 1200.
6	2625 E. Pender St.	174	320.	2600.	2920.	3500. (R)	3550.	119.9	Raised from 2500.
2	657 Powell St.	215.	750.	700.	1450.	1200. (H)	1515.	104.5	Next highest tender 1300.
1	402 Robson St.	235	3250.	1550.	4800.	3500. (H)	4020.	83.8	Rose Ngan - Tenant.
20	9 Properties		6310.	8700.	15010.	13775.	14985.	99.5	Sales for the week.
316	141 Properties		165685.	243945.	409630.	356165.	390112.	95.2	Previous sales to Nov.16.
336	150 Properties		171995.	252645.	424640.	369940.	405097.	95.4	Total Sales to Nov. 23rd.

Total Sales Value: $405,097.

Total Appraised Value: $369,940.

= 35,157. 9 .5%

* Approved November 17th,

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

96

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: December

95.

DRAFT

Minutes

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: December 1st, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Mr. Justice Sidney Smith.- Chairman.
Alderman Charles Jones.
Mr. H. S. Durkee - Executive Assistant.

1. Minutes of meeting of November 24th adopted.

2. Catalogue No. 2.

   a. 5 tenders, Nos. 99, 29, 53, 3, & 244, (as per attached Statistics) were approved for sale.

   b. 6 tenders were rejected due to higher acceptable bids.

   c. 16 tenders on 12 properties were referred back for more equitable offers.

   d. Offer on Catalogue No. 321 was submitted in error and withdrawn. The bid on Catalogue No. 401 was referred back for $2100.

   e. Catalogue Nos. 182, 184, & 178, were held over for further deliberation.

      Catalogue No. 210 was referred back for $4350., and No. 216 for $4250.

      We concur in the sale of No. 190 by the Enemy Section of the Custodian Office.

      The Committee also concur in the transfer of No. 159 from Mr. Allan to Mr. Salvidge for cash on or about December 31st.

3. General & Informative.

   a. "The New Canadian" filed for future reference.

Meeting Adjourned.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

96

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: December 1st, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting of November 24th.

2. Catalogue No. 2.

   a. 5 tenders, Nos.99, 29, 53, 93, & 244 (as per attached particulars), for approval.

   b. 6 tenders rejected due to higher acceptable bids.

   c. 16 tenders on 12 properties to be referred back for more equitable offers.

   d. Cat. #321 & 401 for approval. (Received too late for this week's Statistics).

   e. Cat. Nos. 184, 178, 210, 190, 159, 182, 216, & 225 for deliberation.

3. General & Informative.

   a. "The New Canadian" issue of November 27th.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

97

STATISTICS

Week of November 24th to November 30th(inclusive), 1943.

No. of Bids.	Address	Cat. No.	Lot	Assessment Imp.	Total	Valuation	Highest Tender	% of Assessment	Remarks.
2	2590 Eton St.	99	380.	1150.	1530.	1650. (R)	1650.	107.8	Raised from $800.00.
3	2396 Cambridge St.	29	520.	2500.	3020.	2750. (R)	2900.	96.0	Next highest bid $1610.00.
2	446 E. Cordova St.	53	700.	600.	1300.	1100. (M)	1300.	100.0	Raised from $775.00.
2	2132 Alberta St.	3	300.	750.	1050.	1150. (R)	1200.	114.3	Raised from $750.00.
3	8730 Selkirk St.	244	315.	500.	815.	500. (C)	600.	73.6	Next highest bid $500.00.
12	5 Properties		2215.	5500.	7715.	7150.	7650.	99.2	Sales for the week.
336	150 Properties		171995.	252645.	424640.	369940.	405097.	95.4	Previous Sales to Nov. 23rd.
348	155 Properties		$174,210.	$258,145.	$432,355.	$377,090.	$412,747.	95.5	TOTAL SALES TO NOVEMBER 30th.

Total Sales Value: $412,747.00

Total Appraised Value: $377,090.00

= $ 35,657.00 9.5%

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

STATISTICS

Week of December 1st to December 7th (inclusive), 1943.

No. of Bids	Address	Cat. No.	Assessment Lot	Assessment Imp.	Assessment Total	Valuation		Highest Tender	% of Assessment	Remarks.
2	606 East 45th Ave.	401	600.	1200.	1800.	2100.	(M)	2100.	116.7	Raised from 1900. (12/W
1	753 E. Cordova St.	84	500.	800.	1300.	750.	(H)	1200.	92.3	Mrs. C. Bellina 11/22.
2	45 West 5th Ave.	335	490.	550.	1040.	1000.		1400.	134.6	Other bid 500. R.B.
2	2751 E. Pender St.	175	330.	1700.	2030.	2250.		2250.	110.8	Other bid 2050. 10/4.
3	1017 West 7th Ave.	361	285.	2500.	2785.	3300.		3400.	122.1	Raised from 2850.
2	Kent St. & N. Rd.	456	560.	300.	860.	2100.		2100.	244.2	Raised from 1500.
2	3577 Tanner St.	265	130.	500.	630.	650.		675.	107.1	Raised from 600.
2	662 E. Cordova St.	70	550.	400.	950.	750.		800.	84.2	Raised from 700.
16	8 Properties		3445.	7950.	11395.	12900.		13925.	122.2	Sales for the week.
348	155 Properties		174210.	258145.	432355.	377090.		412747.	95.5	Total Sales to Nov. 30th.
364	163 Properties		177655.	266095.	443750.	389990.		426672.	96.2	Total Sales to Dec. 7

Note - Total Sales to Dec. 7th = 109.4% of Total Appraised Value of Properties.

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

100.

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver

103

98.

D
R
A
F
T

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: December 8th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Mr. Justice Sidney Smith.- Chairman.
Alderman Charles Jones.
Mr. H. S. Durkee.- Executive Assistant.

1. Minutes of meeting of December 1st adopted.

2. Catalogue No. 2.

   a. 8 tenders, Catalogue Nos. 401, 84, 335, 175, 361, 456, 265, & 70, (as per attached Statistics) were approved for sale.

   b. 8 tenders were rejected due to higher acceptable bids.

   c. 6 tenders on 5 properties were referred back to bidders for more equitable offers.

   d. Catalogue Nos. 178, 182, & 184 - It was decided that No. 178 should be referred back for a minimum of $7500., No. 182 for $5500., and No. 184 for $10,000.

3. General & Informative.

   a. Particulars of Auction Sale of chattels held on November 20th, and being the sixth one so far, were submitted. Sale held on December 6th (No. 7), will be reported in due course.

   b. "The New Canadian", issue of December 4th, was not received in time for the meeting, and will be submitted next week.

Meeting Adjourned.

PLEASE RETAIN ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

100.

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: December 8th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting of December 1st.

2. Catalogue No. 2.

   a. 8 tenders, Catalogue Nos. 401, 84, 335, 175, 361, 456, 265, & 70 (as per attached Statistics) for approval.

   b. 8 tenders to be rejected due to higher acceptable bids.

   c. 6 tenders on 5 properties to be referred back to bidders for more equitable offers.

   d. Catalogue Nos. 178, 182, & 184, for further deliberation.

3. a. Particulars of Auction Sale of chattels (No. 6, Nov. 20th). Sale # 7 of December 6th will be reported in due course.

   b. "The New Canadian", issue of December 4th.

~~Meeting Adjourned~~.

PLEASE RETAIN ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

D
R
A
F
T

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: December 15th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Alderman Charles Jones - Acting Chairman.
Mr. H. S. Durkee - Executive Assistant.

1. Minutes of meeting of December 8th adopted.

2. Catalogue No. 2.

   a. 6 tenders, Catalogue Nos. 226, 316, 237/8, 334, & 54, (as per attached Statistics), were approved for sale.

   b. 9 tenders were rejected due to higher acceptable bids.

   c. 8 tenders on 5 properties were referred back to bidders for more equitable offers.

3. General & Informative.

   a. Particulars of Auction Sale No. 7 were not available for the meeting, but will be submitted next week.

   b. "The New Canadian" of December 11th received, noted, and filed.

   c. Appraisements have now been received on this date, completing that list of properties for which tenders were submitted up until October 1st.

Meeting Adjourned.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: December 15th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting of December 8th.

2. Catalogue No. 2.

   a. 5 tenders, Catalogue Nos. 226, 316, 237/8, 334, & 54, (as per attached Statistics), for approval.

   b. 9 tenders to be rejected due to higher acceptable bids.

   c. 8 tenders on 5 properties to be referred back to bidders for more equitable offers.

3. General & Informative.

   a. Particulars of Auction Sale No. 7 not available.

   b. "The New Canadian" of December 4th received and filed.

   c. Informed by Mr. F. G. Shears that appraisements are now completed on all those properties for which tenders have been received to date.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

118

103

STATISTICS

Week of December 8th to December 14th, (inclusive), 1943.

No. of Bids	Address	Cat.#	Assessment Lot	Assessment Imp.	Total	Valuation	Highest Tender	% of Assessm't.	Remarks
1	248 Princess Ave.	226	450.	800.	1250.	1000.(H)	1215.	97.2	John Grenda - Tenant.
1	1767 West 2nd Ave.	316	450.	650.	1100.	1000.(H)	1000.	90.9	Mrs. Brook - Ind. offer.
6	8622 Selkirk St.	237/8	540.	600.	1140.	1050.(C)	1050.	92.1	Raised from 900.
3	1531 East 4th Ave.	334	285.	1000.	1285.	1500.(H)	1500.	116.7	Ind. offer - A. Curtis.
3	466 East Cordova	54	700.	1200.	1900.	1300.(M)	1800.	94.7	Raised from 1300.
14	6 Properties		2425.	4250.	6675.	5850.	6565.	98.4	Sales for the week.
364	163 Properties		177655.	266095.	443750.	389990.	426672.	96.2	Total Sales to Dec. 7th.
378	169 Properties		180,080.	270,345.	450,425.	395,840.	433,237.	96.2	Total Sales to Dec. 14th.

Note; Total Sales Value to Dec. 14th - 109.4 % of Total Appraised Value of Properties.

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

104

D R A F T

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: December 22nd, 1943.

Time: 10:00a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Mr. Justice Sidney Smith.
Alderman Charles Jones.
Mr. H. S. Durkee.

1. Minutes of meeting of December 15th adopted.

2. Catalogue No. 2.

   a. 7 tenders, Catalogue Nos. 79, 277, 305, 322, 417/8/9, (as per attached Statistics), were approved for sale.

   b. 9 tenders were rejected due to higher acceptable bids.

   c. Catalogue No. 425 came up for discussion, and the Committee are prepared to approve the sales offer of $600., provided the Custodian receive written confirmation from the Municipal Authorities of West Vancouver that the building has been condemned and should be demolished, thereby eliminating the Improvement Assessment.

   Property at 2085 West 16th Avenue, (inadvertently omitted from the Custodian's Catalogue but known to us in our office now as No. 386-A), and Catalogue Nos. 285/7/8, were studied, decision being deferred until further consideration could be given.

3. General & Informative.

   a. Particulars of Auction Sales Nos. 7 & 8 not yet compiled by Custodian Office, due to illness of certain members of the staff.

   b. "The New Canadian" of December 11th, received and filed.

Meeting Adjourned.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

No. of Bids	
3	729
7	271
2	163
2	181
2	72
16	7
378	169
394	176

118

105

STATISTICS

Week of December 15th. to 21st. (inclusive). 1943.

No. of Bids	Address	Cat. No.	Lot	Assessment Imp.	Total	Appraised Value	Highest Tender	% of Asses'd Val.	Remarks.
3	729 E. Cordova St.	79	500.	750.	1250.	1600. (H)	1500. ✓	120.0	Raised from 900. Tenant.
7	2712 Triumph St.	277	415.	2150.	2565.	2700. (H)	3500. ✓	136.5	Ind. bid. Next 2750.
2	1635 West 2nd Ave.	305	450.	750.	1200.	750. (M)	850. ✓	70.8	Raised from 750.
2	1817 West 3rd Ave.	322	400.	850.	1250.	1500. (M)	1500. ✓	120.0	Raised from 1200.
2	725 West 69th Av.	417/ 418/9	540.	200.	740.	400. (C)	500. ✓	67.6	Raised from 375.
16	7 Properties		2305.	4700.	7005.	6950.	7850.	112.1	Total Sales for the week.
378	169 Properties		180080.	270345.	450425.	395840.	433237.	96.2	Total Sales to Dec. 14th.
394	176 Properties		182,385.	275,045.	457,430.	402,790.	441,087.	96.4	Total Sales to Dec. 20th.

Note: Total Sales Value to December 20th = 109.5% of Total Appraisement Value of Properties.
" Assessed " " " 20th = 113.5% of " " " of " .

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

118

109

...marks.

...Next 800.00.

...s for the week.

...s to Dec. 20th.

...s to Dec. 23th.

...ement Value.

106

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: December 22nd, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting of December 15th.

2. Catalogue No. 2.

   a. 7 tenders, Catalogue Nos. 79, 277, 305, 322, 417/8/9, as per attached Statistics), for approval.

   b. 9 tenders to be rejected due to higher acceptable bids.

   c. 1 property, Catalogue No. 425, for discussion, and 1 property, Catalogue Nos. 285/7/8, to be held in abeyance.

3. General & Informative.

   a. Particulars of Auction Sales Nos. 7 & 8 not yet compiled by Custodian Office, due to illness of certain members of the staff.

   b. "The New Canadian" of December 11th received and filed.

   c.

PLEASE RETAIN ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

107

D
R
A
F
T

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: December 29th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Alderman Charles Jones - Acting Chairman.
Mr. H. S. Durkee - Executive Assistant.

1. Minutes of meeting of December 22nd adopted.

2. Catalogue No. 2.

   a. 1 tender, Catalogue No. 402, (as per attached Statistics), approved for sale.

   b. 1 tender rejected due to higher acceptable bid.

3. General & Informative.

   a. Particulars of Auction No. 7 received, and it was noted that a total of $772.58 net was realized.

   b. "The New Canadian" of December 18th and 25th noted and filed.

   c. The small number of sales this week was credited to the holiday season.

   d. Mr. F. G. Shears left for Ottawa to submit a general report, and expected to be gone for a period of ten days or more.

Meeting Adjourned.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: December 29th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting of December 22nd, 1943.

2. Catalogue No. 2.

   a. 1 tender, Catalogue No. 402, (as per attached Statistics), for approval.

   b. 1 tender to be rejected due to higher acceptable bid.

3. General & Informative.

   a. Particulars of Auction No. 7 have been received, and it is noted that a total of $772.58 net was realized.

   b. "The New Canadian" of December 18th and 25th.

   c. Small number of sales this week due in all probability to the holiday season.

   d. Mr. F. G. Shears left for Ottawa to submit a general report, and expected to be gone for a period of ten days or more.

PLEASE RETAIN ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

118

112.
109

STATISTICS

Week of December 22nd to December 28th (inclusive), 1943.

No. of Bids	Address	Assessment Lot	Assessment Imp.	Assessment Total	Appraised Value	Highest Tender	% of Assessed Value	Remarks.
2	258 East 46th Avenue	270.	750.	1020.	900. (C)	1000.	98.2	Ind. offer. Next 800.00.
2	1 Property	270.	750.	1020.	900.	1000.	98.2	Total Sales for the week.
394	176 Properties	182,385.	275,045.	457,430.	402,790.	441,087.	96.4	Total Sales to Dec. 20th.
396	177 Properties	182,655.	275,795.	458,450.	403,690.	442,087.	96.4	Total Sales to Dec. 28th.

Note: Total Sales Value to December 28th - 109.5% of Total Appraisement Value.
" Assessed " " " 28th - 113.6% of Total " " .

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

110.

D
R
A
F
T

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: January 5th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:

Alderman Charles Jones - Acting Chairman.

Mr. H. C. Durkee - Executive Assistant

1. Minutes of meeting held December 29th adopted.

2. Catalogue No. 2.

   a. 2 tenders, Catalogue Nos. 239 & 461/2, (as per attached Statistics), were approved for sale.

   b. 5 tenders were rejected due to higher acceptable bids.

   c. Catalogue No. 66 to be held in abeyance.

3. General & Informative.

   a. Particulars of Auction No. 8 not yet compiled. Summary of auctions to date attached.

   b. Summary of Catalogue No. 2.

Total Properties	-	402
Properties Sold	- 116	
Properties Unappraised	- 169	
Properties Appraised & Unsold	- 117	402

   c. Catalogue No. 386-A was reviewed and is to be held in abeyance until meeting of January 12th.

Meeting Adjourned.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

118

112.

Remarks.	Appraised Value.	Sales to Jan. 4th.	Sales to Dec. 28th.	Sales for the week.
ed from 650.				
ed from 700:				

111.

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: January 5th, 1944.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting held December 29th, 1943.

2. Catalogue No. 2.

   a. 2 tenders, Catalogue Nos. 239 & 461/2, (as per attached Statistics), for approval.

   b. 5 tenders to be rejected due to higher acceptable bids.
   c. Catalogue No. 66 also for approval - Statistics of Jan. 12th.

3. General & Informative.

   a. Particulars of Auction No. 8 not yet received. Summary of auctions to date attached.

   b. "Sun" clipping of Dec. 30th re Japanese Property litigation.

   c. Summary of Catalogue No. 2.

   d. Review of Catalogue No. 386-A.

   e. "The New Canadian" of January 1st not yet received.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

118

112.

STATISTICS

Week of December 29th to January 4th (inclusive), 1944.

No. of Bids.	Address	Cat. No.	Lot	Assessment Imp.	Total	Appraised Value	Highest Tender	% of Assessed Val.	Remarks.
4	8636 Selkirk St.	239	270.	450.	720.	700.(C)	700.	97.2	Raised from 650.
3	Thorne Ave. Burnaby	461/2	540.	300.	840.	1100.(D)	1100.	131.0	Raised from 700;
7	3 Properties		810.	750.	1560.	1800.	1800.	115.4	Total Sales for the week.
396	177 Properties		182,655.	275,795.	458,450.	403,690.	442,087.	96.4	Total Sales to Dec. 28th.
403	180 Properties		183,465.	276,545.	460,010.	405,490.	443,887.	96.5	Total Sales to Jan. 4th.

Note: Total Sales Value to Jan. 4th - 109.5% of Total Appraised Value.
Total Assessed Value to Jan. 4th- 113.4% of " " "

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

No. of Bids

2 313 Alex

PROPOS

Cash

Amt.

Inter

"

Less

With

403

405

118

113

D
R
A
F
T

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: January 12th, 1943.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:

Mr. Justice Sidney Smith - Chairman.
Alderman Charles Jones.
Mr. H. S. Durkee - Executive Assistant.

1. Minutes of meeting held January 5th adopted.

2. Catalogue Issue No. 2.

   a. 1 tender, Catalogue No. 4, (as per attached Statistics), approved for sale.

   b. 1 tender rejected due to higher acceptable bid, No. 4.

   c. 4 tenders, Catalogue Nos. 66, 449/50, 423, referred back for more equitable offers.

3. General & Informative.

   a. Auction Sale No. 8 brought net receipts of $1236.80.

   b. Our file No. 386-A reviewed, and the Committee was of the opinion that an offer of $2425.00 or more would be approved, provided such offer were submitted by the Custodian as being perfectly in order.

   c. Mr. F. G. Shears returned from Ottawa and reported that the Custodian was satisfied with the progress made on the sale of Evacuee properties in Greater Vancouver.

   d. The Committee was unanimously agreed that the remainder of the appraisements should be completed as soon as possible.

   e. "The New Canadian" of January 8th noted and filed.

Meeting Adjourned.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

No. of Bids

2 313 Alexa

PROPOSE

Cash b
Amt. o
Intere
"

Less f
with

403

405

114. C.J.

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: January 12th, 1944.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting held January 5th.

2. Catalogue Issue No. 2.

   a. 1 tender for approval, Catalogue No. 4, (as per attached Statistics).

   b. 1 tender for rejection due to higher acceptable bid, (No. 4).

   c. 4 tenders, Catalogue Nos. 66, 449/50, 423, to be referred back for higher offers.

3. General & Informative.

   a. Auction Sale No. 8 - Net Proceeds $1236.80.

   b. Our file No. 386-A for review.

   c. Return of Mr. Shears from Ottawa.

   d. "The New Canadian" of January 8th.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

STATISTICS

Week of January 5th to January 11th (inclusive), 1944.

No. of Bids	Address	Cat. No.	Lot	Assessment Imp.	Total	Appraised Value	Offer	% of Appraised V.	Remarks
2	313 Alexander St.	4	735.	1900.	2635.	1000.(R)			Geo. Cook - Tenant. Revised from 850.00.

PROPOSED ADJUSTMENT.

Cash by Purchaser	$1000.00
Amt. of Mortgage	2360.00
Interest - Arrears	483.50
" - Current	208.80
	4052.30
Less full settlement with Mortgagee	850.00

	- 1 Property -						3202.30	121.5%	Sales for the week.
403	180 Properties	183,465.	276,545.	460,010.	405,490.	443,887.		96.5	Total Sales to Jan. 4th.
405	181 Properties	184,200.	278,445.	462,645.	406,490.	447,089.30		96.6	Total Sales to Jan. 11th.

Note: Total Sales Value to Jan. 11th - 110% of Total Appraised Value.
Total Assessed Value to Jan.11th-1238 of " " ".

D R A F T

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: January 19th, 1944.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Mr. Justice Sidney Smith - Chairman.
Alderman Charles Jones.
Mr. H. S. Durkee - Executive Assistant.

1. Minutes of meeting held January 12th adopted.

2. Catalogue No. 2 Issue.

   a. 3 tenders, Nos. 226, 371, 223, (as per attached Statistics), were approved.

   b. 3 tenders were rejected due to higher acceptable bids.

   c. 2 tenders were noted as withdrawn, Nos. 226, 53, (as per attached Statistics).

   d. Our file No. 296-A - the Committee decided to concur in the issuance of a Quit Claim Deed.

   e. Catalogue No. 178 - the offer of $6000. was considered insufficient.

      Catalogue No. 132 - the price being unsatisfactory the logical course would be for the Mortgagee to obtain a Quit Claim Deed or take foreclosure proceedings.

      Catalogue No. 186 - it was felt that this matter was out of the jurisdiction of the Committee, being an enemy alien property.

3. General & Informative.

   a. The "New Canadian" of January 15th, and "Sun" clipping of January 12th ordered filed.

   b. Approximately 500 Rural properties will be catalogued and advertised for tender on a cash and/or cash & terms basis in the near future.

Meeting Adjourned.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

118

		No. of Bids
	& Jordan.	2
	00.	2
	00.	2
		6
	the week.	405
	Jan. 11th.	411
	Jan. 18th.	1
		2
		408
	enda - Approved 12/15.	
	een - Approved 12/1.	
	s to Jan. 18th.	

119.

117.

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: January 19th, 1944.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting held January 12th.

2. Catalogue No. 2, Issue.

   a. 3 tenders, Nos. 226, 371, 223, (as per attached Statistics), for approval.

   b. 3 tenders for rejection due to higher acceptable bids.

   c. 2 tenders withdrawn, Nos. 226, 53, (as per attached Statistics).

   d. Our file No. 296-A - 2000-20 Yukon St., for consideration.

   e. The following Catalogue Nos. for discussion:

      No. 178 - 57-59 Powell St.
      No. 182 - 242-6 Powell St.
      No. 186 - 331 Powell Street.

3. General & Informative.

   a. "The New Canadian" of January 15th.

   b. Sun Clipping of January 12th.

   c. Rural Properties - to be advertised and sold for cash and/or cash & terms.

   d. Appraisement of remaining properties and minimum selling price.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

STATISTICS

Week of January 12th to 18th (inclusive), 1944.

No. of Bids	Address	Cat. No.	Lot	Assessment Imp.	Total	Appraised Value	Offer	% of Assessment	Remarks
* 2	248 Princess Ave.	226	450.	800.	1250.	1000.(H)	1300.	104.0	Ind. bid - Jones & Jordan.
2	137 West 8th Ave.	371	370.	1100.	1470.	1550.(R)	1550.	105.4	Raised from $1000.
2	1774-6½ Powell St.	223	1035.	2700.	3735.	2250.(M)	2250.	60.3	Raised from $1500.
6	3 Properties		1855.	4600.	6455.	4800.	5100.	79.0	Gross Sales for the week.
405	181 "		184200.	278445.	462645.	406490.	447089.	96.6	Total Sales to Jan. 11th.
411	184 "		186055.	283045.	469100.	411290.	452189.30		Gross Sales to Jan. 18th.
				- Less -					
* 1	248 Princess Ave.	226	450.	800.	1250.	1000.	1215.		Offer of J. Grenda - Approved and withdrawn - 12/15.
2	446 E. Cordova St.	53	700.	600.	1300.	1100.	1300.		Offer of W. Green - Approved and withdrawn - 12/1.
408	182 Properties		184905.	281645.	466550.	409190.	449674.30	96.4	Net Total Sales to Jan. 18th.

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

124.

121.

119.

D
R
A
F
T

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: January 26th, 1944.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Mr. Justice Sidney Smith.- Chairman.
Alderman Charles Jones.
Mr. H. S. Durkee - Executive Assistant.

1. Minutes of meeting held January 19th adopted.

2. Catalogue No. 2 Issue.

   a. 3 tenders, Nos. 423, 355, & File 386-A, (as per attached Statistics), were approved for sale.

   b. 4 tenders were rejected due to higher acceptable bids.

   c. 2 offers were returned for more equitable bids.

   d. New offer on 701 E. Hastings Street was referred back for the proposed minimum of $9000.

   e. 666 Alexander Street - Recommendation was made that the offer of $750. cash and consignment guarantee of $1400. be accepted.

3. General & Informative.

   a. "The New Canadian" and "Revised Regualtions Respecting the Trading With The Enemy, (1943), P.C. 8526" noted and filed.

   b. Report on the general progress of the Committee's office, including the list of properties to be appraised and the results of auctions to date, was given.

Meeting Adjourned.

No. of Bids
2
3
2
7
408
415

PLEASE RETAIN ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

124.
121.

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: January 26th, 1944.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting held January 19th.

2. Catalogue No. 2 Issue.

   a. 1 tender, No. 386-A, (as per attached Statistics), for approval, together with Nos. 423, 355.

   b. 4 tenders for rejection due to higher acceptable bids.

   c. 1 individual offer to be returned for more equitable bid, and 1 original offer.

   d. New offer on 701 E. Hastings:- $9,000. including furniture.

   e. 666 Alexander St. - machinery offer.

3. General & Informative.

   a. "The New Canadian" of January 22nd, 1944.

   b. Lease of 250 E. Cassiar Street precluding sale of property.

   c. In above connection - "Revised Regulations Respecting Trading with The Enemy, (1943). P.C. 8526" - See Section 16. Diversent views, etc.

   d. Evicting tenants - Pemberton's hold that tenants may stay indefinitely if located previous to war.

   e. Advertisement for sale by tender of various Enemy properties, January 22nd and 24th.

   f. List of properties to be appraised forthwith - Blocks North of 5th and West of Granville.

   g. Recent Auctions. - Auction No. 8 reported on January 12th.
      Auction No. 9 summary attached.
      Auction No.10 particulars not yet rec'd.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

No. of Bids
2
3
2
7
408
415

124.

121.

STATISTICS

Week of January 19th to 25th. (inclusive), 1944.

No. of Bids	Address	Cat. No.	Assessment Lot	Assessment Imp.	Assessment Total	Appraised Value	Offer	% of Assessed Val.	Remarks.
2	563 Esquimalt Ave. West Van.	423	190.	600.	790.	600. (C)	625. ✓	79.1	Raised from $500.
3	833 West 7th Ave.	355	720.	1700.	2420.	2350. (R)	2350. ✓	97.1	Raised from $1800.
2	2085 West 16th Ave. File 386-A		875.	1550.	2425.	2400. (M)	2500. ✓	103.1	Mrs. Anderson- Tenant.
7	3 Properties		1785.	3850.	5635.	5350.	5475.	97.2	Sales for the week.
408	182 "		184905.	281645.	466550.	409190.	449674.30	96.4	Sales to Jan. 19th.
415	185 Properties		186,690.	285,495.	472,185.	414,540.	455,149.30	96.4	Total Sales to Jan. 25th.

Note:

Total Sales Value to January 25th - 109.8% of Total Appraisement Value.
Total Assessed Value to January 25th- 113.9% of " " ".

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

Remarks.

5 & 6
ined.
ed from $6600.

s for the week

l Sales to
25th.

al Sales to
1st.

124.

1

26

122.

D
R
A
F
T

MINUTES

Meeting of Advisory Committee on Japanese Properties in Great Vancouver.

Date: February 2nd, 1944.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:

Mr. Justice Sidney Smith.- Chairman.
Alderman Charles Jones.
Mr. H. S. Durkee - Executive Assistant.

1. Minutes of meeting held January 26th adopted.

2. Catalogue No. 2 Issue.

   a. 2 tenders on 3 properties, Nos.466/7, 116, (as per attached statsitics,) were approved.

   b. 5 tenders were rejected due to higher acceptable bids.

   c. In addition to the above individual bid for $2500.00 on parcel at 700 E.Cordova St., Catalogue No.74, was approved, and will appear in Statistic Sheet of Feb.9th.

3. General & Informative.

   a. "The New Canadian" of Jan.29th was ordered filed.

   b. Particulars of assessment Card Notices for 1944 received from the City were reported, same now being noted in our records.

   c. List of unappraised properties to date are completed and particulars of same are being given to Director Shears at his request in lots or divisions suitable forcompleting the remaining 163 unappraised Evacuee properties.

   d. It was noted that Mr.Shears and his Counsel, Mr.K.W.Wright, are this week visiting Evacuee and Enemy properties on Vancouver Island for purposes connected with facilitating sales thereof.

Meeting Adjourned.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

NO. BI 3 4 7 415 421

124.

No.	Remarks.
3	s 5 & 6 bined. sed from $6600.
4	
7	es for the week
415	al Sales to . 25th.
421	
	tal Sales to b. 1st.

1

126.

123.

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: February 2nd, 1944.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting held January 26th.

2. Catalogue No. 2 Issue.

   a. 2 tenders on 3 properties, No's 466/7, 116 (as per attached Statistics) for approval.

   b. 5 tenders for rejection due to higher acceptable bids.

3. General & Informative.

   a. "The New Canadian" of January 29th, 1944.

   b. Letter from Mr. K. W. Wright re 250 North Cassiar Street Property (Cat.#36).

   c. Mr. Shears, Director, and K. W. Wright, Counsel, visiting Evacuee and Enemy Properties on Vancouver Island.

   d. Assessment Card-notices.

   e. Unappraised Properties List.

   f. Correspondence re Catalogue #74.

PLEASE RETAIN ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

STATISTICS

Week of January 26th to February 1st (inclusive) 1944.

No. of Bids	Address	Cat. No.	Assessment Lot	Assessment Imp.	Assessment Total	Appraised Value	Appl'er	Offer	Per cent.	Remarks.
3	4621 Albert St.Burnaby	446/7	300.	1400.	1700.	1125.	Harvey	1250.	73.5	Lots 5 & 6 combined.
4	701-7 E. Hastings St.	116	3000.	6900.	9900.	9300.	Harvey	9000.	90.9	Raised from $6600.
7	3 properties		3300.	8300.	11600.	10425.		10250.	88.4	Sales for the week
415	185 Properties		186690.	285495.	472185.	414540.		455149.30	96.4	Total Sales to Jan. 25th.
422	188 Properties		189990.	293795.	483785.	424965.		465399.30	96.2	Total Sales to Feb. 1st.

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

127.

No. of Bids	
1	70
2	32
2	30
2	34
3	67
	(Nos.
10	
422	18
432	19
2	35
2	36
428	19

s 2/2/44.
as. Rea.
. Grosver

Vogt.

.10/22.
. 9/15.

eb. 8th.

125.

D
R
A
F
T

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: February 9th, 1944.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Mr. Justice Sidney Smith - Chairman.
Alderman Charles Jones.
Mr. H. S. Durkee - Executive Assistant.

1. Minutes of meeting of February 2nd adopted.

2. Catalogue No. 2 Issue.

a. 5 bids, Catalogue Nos. 74, 450, 449, 50, 285/7/8/90, were approved for sale, (as per attached Statistics).

b. 5 bids were rejected due to higher acceptable offers.

c. 2 bids were referred back for more equitable prices.

d. 6 bids, (with 3 rejected), Nos. 233, 19, 47, and Files 159-A, 140-A, & 108-A, were to be held in abeyance.

3. General & Informative.

a. "The New Canadian" of February 5th ordered filed.

Meeting Adjourned.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

127

No. of Bids			
1	70	s 2/2/44.	
2	32	as. Rea.	
2	30	. Grosver	
2	34		
3	67	Vogt.	
(Nos.			
10			
422	18		.10/22.
432	19		. 9/15.
2	35		
2	36		
428	19		eb. 8th.

126

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: February 9th, 1944.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting held February 2nd.
2. Catalogue No. 2 Issue;
   a. 5 bids, Catalogue Nos. 74, 450, 449, 50, 285/7/8/90, for approval.
   b. 5 bids for rejection due to higher acceptable offers.
   c. 2 bids to be referred back for more equitable prices.
   d. 3 bids to be held in abeyance for further consideration, Catalogue Nos. 233, and Files 159/A, 140/A.
   e. 3 bids, (with 3 rejected), Nos. 19, 47, & File 108-A, for discussion.
3. General & Informative.
   a. "The New Canadian" of February 5th.

PLEASE RETAIN ORIGINAL ORDER VANCOUVER CITY ARCHIVES

STATISTICS

Week of February 2nd to 8th (inclusive), 1944.

No. of Bids	Address	Cat. No.	Lot	Assessment Imp.	Total	Appraised Value	Offer	% of Assessed Val.	Remarks.
1	700 E. Cordova St.	74	1190.	3000.	4190.	2500.(M)	2500.	59.6	Approved, See Minutes 2/2/44.
2	320 Beta Ave.	450	330.	1150.	1480.	1550.(D)	1550.	104.7	Individual offer - Jas. Rea.
2	300 Blk. Beta Ave.	449	300.	-	300.	200.(D)	200.	66.7	Individual offer - G. Grosver
2	347 E. Cordova St.	50	800.	550.	1350.	1300.(H)	1300.	96.3	Raised from $900.00.
3	6700 Blk. Victoria (Nos. 285/7/8/90)	Lots 17-22.	1230.	550.	1780.	1090.(H)	1340.	75.3	Revised offer - John Vogt.
10	8 Properties		3850.	5250.	9100.	6640.	6890.	75.7	Sales for the week.
422	188 Properties		189990.	293795.	483785.	424965.	465309.30	96.2	Sales to Feb. 1st.
432	196 Properties		193840.	299045.	492885.	431605.	472289.30	95.8	Total to Feb. 8th.
				- Less -					
2	357 E. Cordova St.	52	850.	450.	1300.	1400.(H)	1300.	100.0	Offer withdrawn. App.10/22.
2	3681 Nanaimo St.	153/4	655.	950.	1605.	1400.(H)	1400.	94.2	Offer withdrawn. App. 9/15.
428	195 Properties		192335.	297645.	489980.	428805.	469589.30	95.8	Nett Total Sales to Feb. 8th.

VANCOUVER CITY ARCHIVES
ORIGINAL ORDER
PLEASE RETAIN

128.

D R A F T

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: February 16th, 1944.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Mr. Justice Sidney Smith.
Alderman Charles Jones.
Mr. H. S. Durkee.

1. Minutes of meeting held February 9th adopted.

2. Catalogue No. 2 Issue.

   a. 11 bids, Catalogue Nos. 47, 86, 209, & 233, were approved for sale, (as per attached Statistics).

   b. 7 bids were rejected due to higher acceptable offers.

   c. 13 bids were referred back for more equitable prices.

   d. 3 bids on Catalogue Nos. 120, 173, & 272, were regularly disposed of as per our files of even number.

   e. 4 bids on Catalogue Nos. 9, 13, 19, & our file 108-A, were considered and conclusions reached as per our files.

3. General & Informative.

   a. "The New Canadian" of February 12th filed with numbers of properties under litigation.

   b. Catalogue Nos. 15 & 36 discussed and disposed of in regular manner.

Meeting adjourned.

No. of Bids
6
2
1
2
11
428
439

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

129

AGENDA.

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: February 16th, 1944.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting held February 9th.
2. Catalogue No. 2 Issue.
   a. 11 bids, Catalogue Nos. 47, 86, 209, 233, for approval.
   b. 7 bids for rejection due to higher acceptable offers.
   c. 13 bids to be referred back for more equitable prices.
   d. 3 bids to be held in abeyance for further consideration, 120, 173, 272.
   e. 4 bids, Nos. 9, 13, 19, & File 108-A for further deliberation.
3. General & Informative.
   a. "The New Canadian" of February 12th.
   b. Catalogue Nos. 15, & 36 for discussion.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

STATISTICS

Week of February 9th to February 15th, (inclusive), 1944.

No. of Bids	Address	Cat. No.	Assessment Lot	Assessment Imp.	Assessment Total	Appraised Value	Offer	% of Assessed Val.	Remakrs.
6	117/21 E. Cordova St.	47	5500.	20500.	26000.	12000.(R)	14000.	53.8	Raised from 12101.00.
2	762 E. Cordova St.	86	500.	950.	1450.	2000.(M)	2000.	137.9	Raised from 1300.00
1	617 Powell St.	209	750.	800.	1550.	1400.(H)	1501.	96.9	Individual offer 2/11.
2	700 Blk. Renfrew St.	233	285.	-	285.	250.(H)	250.	87.7	Raised from 150.00
11	4 Properties		7035.	22250.	29285.	15650.	17751.	60.6	Sales for the week.
428	193 Properties		192335.	297645.	489980.	428805.	469589.30	95.8	Sales to Feb. 8th, 1944.
439	197 Properties		199370.	319895.	519265.	444455.	487340.30	93.9%	Total Sales to Feb. 15/44

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

133.

00.00.
0.00.
0.00.

week.

ary 15th, 1944.

ary 22nd, 1944.

- Norris &
McLennan.
"
/15/44.

s to Feb. 15/44.

D 131.
R
A
F
T

MINUTES

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver

Date: February 23rd, 1944.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

Present:
Mr. Justice Sidney Smith - Chairman.
Alderman Charles Jones.
Mr. H. S. Durkee - Executive Assistant.

1. Minutes of meeting held February 16th adopted.

2. Catalogue No. 2 Issue.

a. 3 bids, Catalogue Nos. 92, 339, & 248 were approved, (as per attached Statistics).

b. 2 bids, Catalogue Nos. 333 & 420, were approved also, and will appear on Statistics of February 23rd to March 1st.

c. 6 bids were referred back for more equitable offers.

d. 7 bids were rejected due to higher acceptable prices.

3. General.

a. "The New Canadian" of February 19th submitted with reference in particular to the following item:

i. Sale of Dunbar Heights' Acreage, (Enemy Property). for the sum of $17,600.00. This property was assessed at $28,450.00, and appraised at $19,000.00.

b. Note was taken of recent press clippings from our files, showing a renewed interest in improved and unimproved properties due to the present housing shortage.

Informative.

a. Catalogue Nos. 13, 210, & 376 were left in abeyance for further investigation.

Meeting Adjourned.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

133

00.00.
.00.
.00.

eek.

ry 15th, 1944.

ry 22nd, 1944.

- Norris &
McLennan.
"
/15/44.

s to Feb. 15/44.

132

AGENDA

Meeting of Advisory Committee on Japanese Properties in Greater Vancouver.

Date: February 23rd, 1944.

Time: 10:00 a.m.

Place: Chambers of Mr. Justice Sidney Smith.

1. Minutes of meeting held 16th.

2. Catalogue No. 2 Issue.

   a. 3 bids, Catalogue Nos. 92, 339, & 248 for approval, (as per attached Statistics).

   b. 2 bids, Catalogue Nos. 333, & 420 for approval, which will appear on next week's Statistics.

   c. 6 bids to be referred back for more equitable offers.

   d. 7 bids to be rejected due to higher acceptable offers.

3. General.

   a. "The New Canadian" of February 19th.

      i. Sale of Dunbar Heights' Acreage, (Enemy Property) for $17,600., Assessed at $28,450., and Appraised at $19,000.

   b. Recent Press clippings pertaining to Vancouver Housing problem.

Informative.

   a. Correspondence in connection with Catalogue Nos. 13, 210, & 376.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES

STATISTICS

Week of February 16th to February 22nd (inclusive), 1944.

No. of Bids	Address	Cat. No.	Lot	Assessment Imp.	Total	Appraised Value	Offer	% of Assessed Value.	Remarks
4	1177 E. Cordova	92	1040.	750.	1790.	1200. (H)	1250.	69.8	Raised from 1200.00.
3	145 W. 5th Avenue	339	370.	650.	1020.	950. (R)	950.	93.1	Raised from 800.00.
3	8754 Selkirk St.	248	315.	500.	815.	600. (C)	650.	73.6	Raised from 550.00.
10	3 Properties		1725.	1900.	3625.	2750.	2850.	79.6	Sales for the week.
439	197 "		199370.	319895.	519265.	444455.	487340.30	93.9	Total to February 15th, 1944.
449	200 Properties		201095.	321795.	522890.	447205.	490190.30	93.7%	Total to February 22nd, 1944.
				- LESS -					
	668 E. Cordova St.	72	550.	650.	1200.	975.	1000.	83.3	a/c Litigation - Norris & McLennan.
	2456 McGill St.	144	800.	1400.	2200.	3000.	3050.	138.6	" " See "Minutes" 9/15/44.
198	Properties		199,745.	319,745.	519,490.	443,230.	486,140.30	93.6%	Net Total Sales to Feb. 15/44.

PLEASE RETAIN
ORIGINAL ORDER
VANCOUVER CITY ARCHIVES