

## A Short History of the Belcarra Subdivision

Researched and written by [Ralph Drew](#), Belcarra, BC, August 2021.

In 2019, the *Village of Belcarra* celebrated both its 40<sup>th</sup> anniversary since incorporating as a municipality on August 22<sup>nd</sup>, 1979, and its 110<sup>th</sup> anniversary since the creation of the community's subdivision around Belcarra Bay.

By the start of the 20<sup>th</sup>-century, the population of Vancouver was 26,000, New Westminster was 6,500 and the unincorporated townsite of Port Moody was about 250 people. The period between 1900 and 1910 was a time of explosive growth during which the population of Vancouver quadrupled to over 100,000 people. All these newcomers needed somewhere to live, and the city experienced a construction boom. Everyone speculated, buying and selling lots and hoping to get rich. Many did become wealthy. Along with the expansive growth came affluence and a demand for summer homes by the wealthy citizens of Vancouver. The North Arm of Burrard Inlet was both close to Vancouver and spectacularly beautiful, and areas such as Belcarra, Coombe, Deep Cove, Woodlands and Twin Islands were choice locations for summer retreats.

In 1893, Judge William Norman Bole (1848–1923) transferred title of District Lot 229 in Belcarra to his wife, Florence Blanchard Bole (1860–1928), and in 1904 she sold the 161-acre “Bole Ranch” for \$5,000 to the *Terminal Steamship Company* owned by Captain John Andrew (‘Jack’) Cates (1831–1904), although the land title records indicate that title to the Bole property was not transferred until 1906. The “Bole Ranch” was purchased for the purpose of providing picnic grounds for use in connection with the operations of the company's steamers *S.S. Britannia* and *S.S. Defiance*. Later Arthur Charles (‘A.C.’) Ray (1864–1936) of Vancouver — real estate agent and father of Arthur Hugo Ray (1903–1962), QC, the former Reeve of West Vancouver (1953–1954) — obtained an option on the property, and organized a syndicate of investors to purchase the land.

In 1906, the *Terminal Steamship Company* sold “Bole's Ranch” to the syndicate which incorporated on August 13<sup>th</sup>, 1906, as the *Bidwell Bay and Belcarra Company Limited*, for \$10,000 plus an additional \$300 for the cottage on the property. The president of the company was Frederick Coate Wade (1860–1924), KC, who was appointed in 1918 as *Agent-General for British Columbia* in London, England. The secretary and general manager of the company was A.C. Ray whose name was later attached to “Ray Creek”. The intention of the investors was to subdivide the large acreage into small parcels for sale to persons who desired waterfront summer residences close to the *City of Vancouver*. The *Terminal Steamship Company* retained the right to use the Belcarra wharf and picnic grounds as a destination point for its cruise business.

The Indian Arm frontage of “Bole's Ranch” (DL 229) was subdivided in 1908 by the *Bidwell Bay and Belcarra Company Limited*, and the resulting lots were placed on the market in 1909 for \$200 and up. John Eades Ward (1878–1940), a realtor from the *District of North Vancouver*, bought all of the \$200 lots the first day and sold them for \$300 within weeks. The prices continued to increase until some of the waterfront lots sold for \$1000 each. Wade kept four lots on Turtlehead for his own use (lots 9, 10, 11 & 12) and built the cottage across from Hamber Island, later owned by BC Lieutenant Governor Eric Hamber and still standing in 2018. Also in 1909, Wade applied to the Provincial Government to obtain title to the island known today as ‘Hamber Island’.

— ADVERTISEMENT —  
(*Vancouver Province*, Saturday, March 27<sup>th</sup>, 1909, page 23.)

## Act at Once to Secure a Summer Homesite at Beautiful Belcarra Sale of Lots Opens Monday Morning

Beginning Monday morning, at 9 o'clock, we place on sale 26 beautiful summer homesites on Belcarra Peninsula. These lots are situated on Whiskey Cove and Belcarra Bay and command a magnificent view of the North Arm [Indian Arm].

This is one of the most important and interesting sales of the season. Probably you are familiar with beautiful Belcarra, and know the advantages it has to offer as a summer home. In any case, read on.



**Charles Loewen**  
(*CVA Port P945*)

### Beautiful Scenery — Healthful Atmosphere

Belcarra is an ideal spot for a summer cottage or camp. Whether you look round into the green mystery of the forest with its wealth of ferns and underbrush, or overhead where waving treetops east a quivering trellis work of shade, or out in the front where the breeze sweeps in across the sunlit waters of Belcarra Bay, everywhere there is coolness and repose, and you forget the roaring streets and dusty thoroughfares, and the restless crowds of men.

### Plenty of Good Water

One of the first requisites of a summer camping place is plenty of good water, and at Belcarra it may be found in plenty. A fine spring of the purest water bubbles out of the rocks by the beach. Tenders are now being obtained for a water service, which will be installed almost immediately.

### Belcarra Easily Reached

Belcarra is easy of access. Passenger steamers leave the *Terminal City Steamship Company's* wharf every week day at 9:15 a.m. During the summer months, beginning about the first of May, there is a double daily service. If you have a motor boat of your own, you will find it a very pleasant trip. The train runs to 'Barnet', and you can canoe over from there should you wish.

### Low Prices — Easy Terms

Examine the map closely. See for yourself the excellent location of these lots. You will realize that the purchase of one is the best investment you can possibly make. Only 26 lots will be sold, and the growing demand for sites for summer homes with bathing and boating facilities, renders an increase in values certain.

Prices on the lots vary considerably, according to location. There are a number at \$250, \$300, \$350, \$400, \$450, \$500; others at \$600, \$750, \$800 and \$900, and a few priced from \$1500 to \$5000.

Terms — 20 per cent cash, balance spread over three years in half-yearly payments, at 7 per cent interest per annum.

### Sale Opens Monday Morning

Visit our offices as early as you can on Monday, see the plan and have a reservation made for you. If unable to come in person, telephone us and we will hold one subject to your examination and approval.

Prompt action is strongly advised, on account of the limited number of lots, and the eagerness with which investors have been looking forward to this opportunity. On application we shall be pleased to grant you landing privileges, so that you can inspect the property at your leisure.

Loewen & Harvey  
310 Hastings Street

**Note:** Charles Joseph Loewen was a shareholder in the *Bidwell Bay and Belcarra Company Limited* that created the Belcarra subdivision in 1908.

# BELCARRA IS THE PLACE FOR YOUR SUMMER HOME

**BUY A LOT NOW WHILE PRICES ARE LOW**

The purchase of one of these summer home and camping sites at beautiful BELCARRA is an investment that will pay you a thousand fold returns, not in tangible, bankable dollars and cents alone, but in the infinitely richer benefits of improved health, increased strength, energy and happiness.

It is probable your own taste and inclination has already urged upon you the desirability of owning a summer homesite of some sort. You realize the importance of getting back to nature in the summer time; the necessity of enjoying to the full an invigorating, care free outdoor life in the fresh air and sunshine. All we want to do is to lay the plain, unadorned facts regarding BELCARRA before you, so that you may investigate, study, compare and decide. The more keenly and critically you examine the merits of BELCARRA the more confident you will be as to the intrinsic value of these lots as investments and homesites.

**A Cash Payment of**

**\$80**

**Secures a Fine Lot  
--Some May be Ob-  
tained for More--  
Others Less---You  
Have Three Years  
to Pay the Balance.**

## **A Splendid Situation**

These lots are situated on Whiskey Cove and Belcarra Bay—district lot 229.

The prospect is pleasing in the highest degree. The blue waters of the bay twinkling in the sunlight stretch away toward the horizon, dotted here and there with the white sails of pleasure boats. The invigorating salt air breathes death to microbes and disease germs; it is delightful for well people, makes invalids strong, and helps to grow sturdy, happy children.

## **Plenty of Amusement**

Every pleasing, healthful summer sport may be indulged in to the full.

A fine beach has been reserved for the use of residents at Belcarra. Bathing here is pleasant.

Some of the lots offer inducements to the amateur gardener, and with a little labor and care may be transformed into spots of rare beauty.

There is plenty of good water. A fine spring bubbles out of the rocks by the beach. Tenders have been accepted for a water service, which will be installed immediately.

## **Belcarra Easily Reached**

Belcarra is quite close to the city. Passenger steamers leave the Terminal Steamship company's wharf every week day at 9:15. After the first of May there will be a double daily service. If you have a motor boat of your own you will find it easy to run up. The train goes to Barnet; you can canoe over from there should you wish.

## **A Small Sum Secures a Fine Lot**

The prices are very low. They vary according to location. There are a number of lots at \$250, \$300, \$350, \$400, \$450 and \$500; others at \$600, \$750, \$800 and \$900.

Payment of one-fifth cash secures any one of them, the balance is spread over three years; half-yearly payments, with interest at 7 per cent per annum.

## **Future of Belcarra Assured**

Belcarra is destined to become the most popular locality for summer residences in the province.

Already plans have been prepared for snug cottages and cozy homes. Soon the entire district will be populated with refined, cultured, successful people.

The demand for lots like these is increasing as Vancouver grows; soon prices will advance.

Come to our office on Monday, if possible. You will be interested in looking over the plan of this property. We should like to grant you landing privileges so that you can inspect any and every lot freely and fully. You will consider the time well spent.

310 Hastings Street **LOEWEN & HARVEY** Telephone 1987

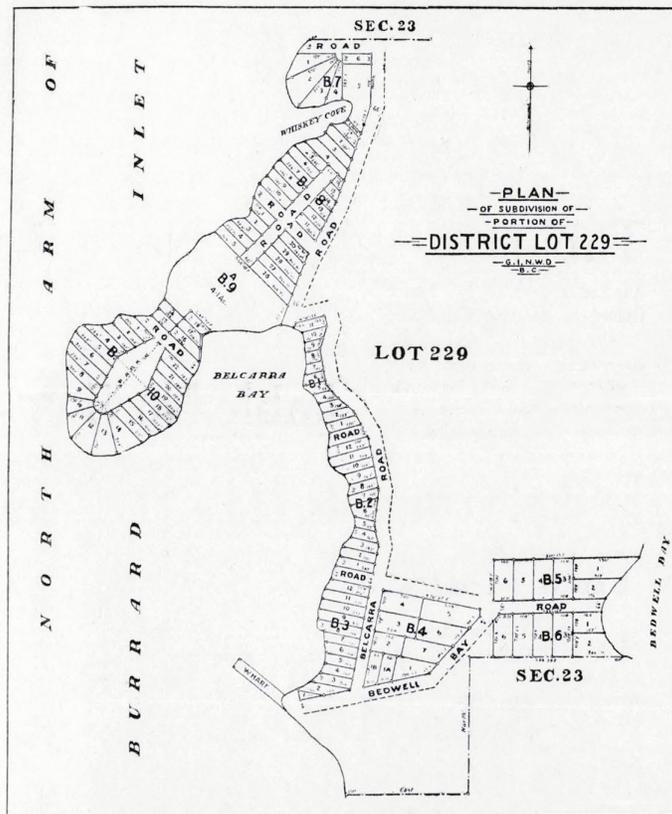
# Beautiful Belcarra

## The Ideal Place for a Summer Home

You might search all over British Columbia—from one end to the other—without finding a spot which offers half the advantages for a summer home or can as does BELCARRA. Nature seems to have exhausted all her resources in creating this charming place. The transcendent beauty of the prospect baffles description—the eye looks out over the sun-kissed waters of the North Arm, dotted here and there with the white sails of pleasure boats. The salt sea breeze sharpens the appetite and bids defiance to germs, microbes and ill-health. The bathing is excellent. In short, at BELCARRA you really LIVE every moment of the day.

*The number of inquiries received from people already familiar with BELCARRA leads us to believe that every one of these lots will be disposed of in a few days. That is why we urge upon you the necessity for prompt action. We know that if you are acquainted with BELCARRA you want at least one of these lots. If you are not familiar with this beauty spot, come to our office at once and we will grant you landing privileges so that you may inspect the property at your leisure.*

### See Us at Once---Reserve One or More Lots



#### Plenty of Good Water at BELCARRA

There is plenty of good water at BELCARRA. A fine spring bubbles out of the rocks by the beach. Tenders are being obtained for a water service which will be installed almost immediately.

#### It's Easy to Get to BELCARRA

Passenger steamers leave the Terminal City Steamship company's wharf every weekday at 9:15 during the summer months, beginning about the first of May; there is a double daily service. If you have a motor boat of your own you can easily run up. The train runs to Barnet and you can canoe over from there should you wish.

#### Low Prices---Easy Terms

The purchase of one of these lots is the best investment you could possibly make. The growing demand for homesites with bathing and boating facilities renders an increase in values certain.

Prices on the lots vary considerably according to location. There are a number at \$250, \$300, \$350, \$400, \$450, \$500; others at \$600, \$750, \$800 and \$900, with a select few priced from \$1500 to \$5000.

Pay only 20 per cent. down, the balance in half-yearly sums, spread over three years, with interest at 7 per cent. a year.

# Loewen & Harvey

310 Hastings Street

Telephone 987

