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FRASER HEIGHTS



On the South Bank of the Fraser

Overlooking the River

and the City of

NEW WESTMINSTER



The Royal City's Newest and

Best Suburb

NEW WESTMINSTER

The Royal City of B. C.

—and—

FRASER HEIGHTS

Its Newest and Best Suburb

By H. D. LAMB

The Arrow Press, New Westminster

1907

Fraser Heights

AND THE ROYAL CITY



NEW WESTMINSTER, Royal City of B. C., is so called having received its name from the late Queen Victoria, and because of the regal position it occupies overlooking the broad sweep of the mighty Fraser River. From its location splendid views are obtained of the majestic Fraser, The Delta and the Gulf of Georgia, glistening in the sun, while beyond tower the purple mountain tops, with Mount Baker's snowy crown rising majestically above all.

New Westminster is the Government headquarters for a large district with an area of 7,000 square miles. It is the Government center of practically the whole of the lower coast mainland. Here are located the Dominion Public Works, the Fisheries and the Land and Crown Timber Agencies.

Its Government Buildings include the Court House, Office of Indian affairs, Inland Revenue, and Registration Offices, besides the Provincial Asylum, Penitentiary and Provincial Gaol.

A CITY OF HOMES

From its splendid location, with unrivalled views of woodland, water and mountains, New Westminster has become a city of beautiful homes. Its gently sloping hills abound in admirable building sites that delight

and satisfy the home seeker. This is a feature that marks both banks of the Fraser River. On the south side, opposite, with beautiful views of the water front and the city beyond lays a sloping stretch of townsite of surpassing beauty and with unrivalled opportunities for the building of healthy and happy homes.

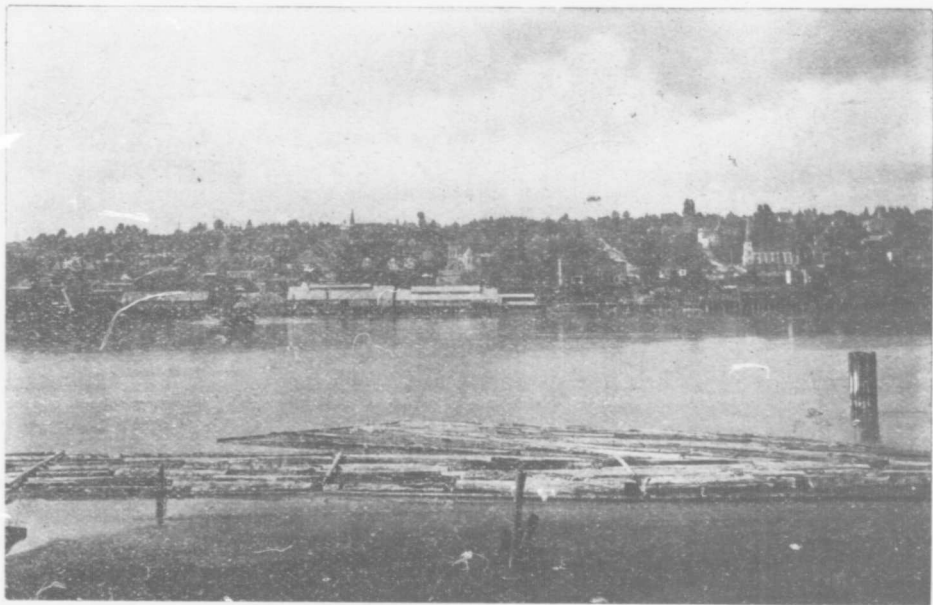
AGRICULTURAL CENTER

New Westminster is the market town of the wealthy and prosperous Fraser valley. It is the only city on the coast that has behind it the solid support of a large and prosperous farming community. Every week hundreds of farmers bring their produce to market and sell it at good prices. The market square, with its comfortable market building, is located on the river front and farmers come in by boat as well as in vehicles.

Near the market building is the New Westminster Creamery where the dairy farmers find a market for all the cream they can produce. During the past year 280,000 pounds of butter were made and \$100,000 were distributed among the ranchers of New Westminster District.

A MANUFACTURING CENTER

In addition to the unique position enjoyed as a residential city and as an agricultural market, New Westminster holds a proud place as a manufacturing center. During the past few years many mills, factories and shops have been erected, employing hundreds of men



The Royal City as seen from Fraser Heights

and adding thousands to the city's population. Among the industries now in full blast there are:

The Royal City Lumber Mills
 The Royal City Planing Mills
 Small & Bucklin's Lumber Mills
 Brunette Lumber Mills
 The Brunette Shingle Mills
 The Brunette Box Factory
 The Fraser River Mills
 The B. C. Box Factory
 The B. C. Electric Car Shops
 The Schaaque Machine Works
 The Westminster Iron Works
 The Fraser River Tannery
 The B. C. Distillery
 Nelson's Brewery,
 Cold Storage Plants
 Fruit Canneries
 The Cliff Can Factory
 The Salmon Canneries
 Butter Creamery
 Cigar Factories
 Steam Laundry

Besides many smaller institutions employing in the aggregate many hundred men.

HUNDREDS EMPLOYED

In the saw mills over 800 men are constantly employed. This does not include the army of men at

work in the forests, and upon the Fraser River, cutting and handling the logs—altogether about 3,000 men.

BIG PAY ROLLS

The money distributed among the residents of New Westminster from the saw mills alone amounts to \$45,000 per month, while the amount paid to the loggers and river men whose headquarters are in New Westminster amounts to approximately \$60,000 per month. New Westminster is one of the centers for the famous salmon fisheries in which 17,000 are engaged. The value of the fish products of the Fraser River is estimated at \$5,000,000 per year.

NEW INDUSTRIES

In addition to the new manufacturing industries now in operation many new ones are in course of construction or proposed for the present summer.

A site for a new Turpentine Factory has been purchased. A new Crystal Glass Factory is now installing machinery. The new Wooden Pipe Factory has been completed and the Schaaque Machine Works is completing large additions to their plant. An English company with a capital of \$200,000 is being organized by Mr. Walter Ellis and Mr. John Davidson for the manufacture of wooden heels from Fraser Valley cottonwood and alder. These heels will ultimately supplant the present leather heel for all kinds of boots. This industry will employ 168 men. Another English com-

pany is being organized by Mr. E. J. Fader, for the erection and operation of new sawmills, for which sites have been secured on ten water front lots. Messrs. Small & Bucklin are preparing to erect a new shingle mill in addition to their present plant. Mr. H. Schaaake, proprietor of the Schaaake Machine works, has secured two sites on the water front for shingle mills, and the W. H. Beam Lumber Co., of Vancouver, has secured a site for a mill also on the banks of the Fraser. The LePage Glue Co. is installing machinery in their new glue factory on the south side of the river. Mr. E. J. Fader is preparing to erect a \$125,000 hotel, and the B. C. Electric Railway is extending its lines and installing a more rapid service for all parts of the city.

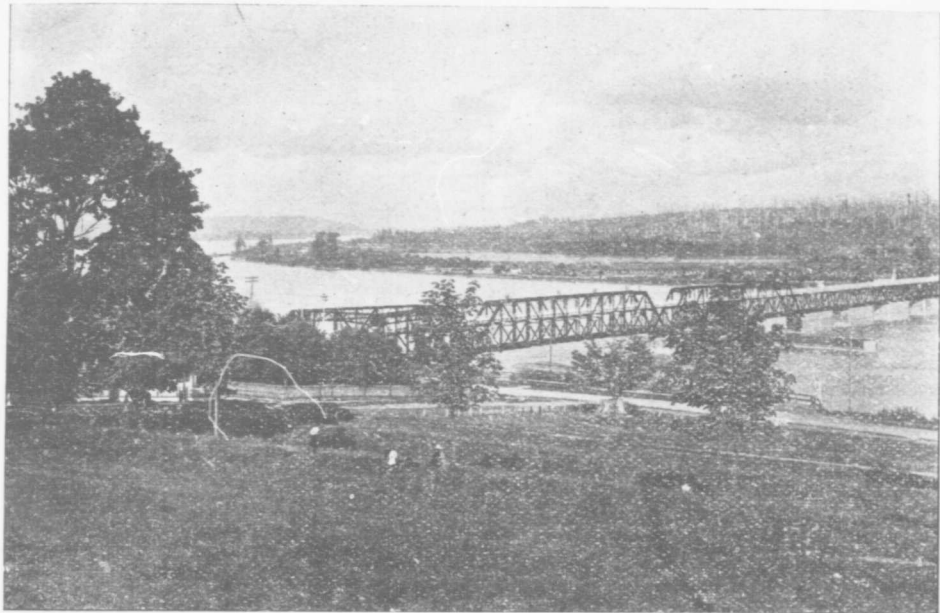
A GROWING CITY

From the foregoing the reader will realize something of the wonderful activity now going on in the Royal City. During the past two years the population has increased 33 1-3 per cent and the prospects for the future point to an increase during the next year of at least fifty per cent.

REAL ESTATE SITUATION

The splendid growth and wonderful prosperity which New Westminster has experienced during the past two years has had a marvellous effect upon the value of real estate. Property has doubled, trebled and even quadrupled in price until, at the present time, real estate in the City limits has passed beyond the reach

of the investor with limited means. The numerous mills recently erected has occupied practically all of the available water front with adequate railway facilities, and suitable manufacturing sites on the north side of the Fraser are difficult to obtain. This is causing manufacturers to look to the South side of the river for building sites, where deep water frontage and trackage can be secured at reasonable prices. The Fraser River Tannery has started the ball rolling by erecting their plant on the South side. Their premises are on the water front and the Great Northern Railway runs by their door. It is predicted that the next year will witness important developments in this district. Industries requiring the best of shipping facilities will build their factories here and a new town will be built. This new townsite is connected with the city by the Fraser River bridge. This magnificent steel structure was built in 1902 by the McBride Government at a cost of \$1,250,000. It is one of the finest structures of the kind on the continent. It is designed for steam, electric, and vehicular traffic, and with its approaches has a total length 11,985 feet. The wide driveway is amply provided with high railings and is directly above the railway tracks. The Great Northern crosses on this bridge on its way to Westminster and pays the Government \$15,000 a year for the privilege.



Fraser Heights and the Bridge, as seen from the Royal City

NEW ELECTRIC LINE

During the past winter the B. C. Electric Railway has been completing the surveys for their new line from Vancouver and New Westminster to the town of Chilliwack some 40 miles up the Fraser River. This new line will also cross on the Fraser River bridge and will skirt the edge of the southside townsite passing close to what is known as "Fraser Heights." The advent of this new line has already stimulated a marked interest in Southside property. Investors from Winnipeg have been purchasing large blocks of lots which they are holding in anticipation of a big advance in values during the present year.

FRASER HEIGHTS

The building of this new line will put Fraser Heights into direct and quick communication with the cities of New Westminster and Vancouver.

From New Westminster, Fraser Heights is only a few minutes ride and from Vancouver it is a pleasant trip of forty-five minutes. This new subdivision, never before offered to the public, comprises 579 lots. Every inside lot measures 50 x 132, while some corner lots run to 70 x 132. All lots front on 66 foot streets. Fraser Heights lays on a gently sloping eminence overlooking the Fraser river with the Royal City beyond. Every lot is high and dry and affords splendid views both up and down the river, with ocean vessels and river craft plying its waters. To the right is the

great Fraser River bridge, and beyond the yards of the Brunette and Fraser River Saw Mills, to the left is situated the Fraser River Tannery, The Royal City Mills, Small & Bucklin's Mills, while directly opposite lays the beautiful and busy city of New Westminster.

SPLENDID BUILDING SITES

For building lots, high, dry and healthy, with beautiful perspective views, Fraser Heights has no rival. The present owners have planned it for an ideal residential site. The coming of many new industries will soon put these lots in great demand for building purposes. The employees of the new mills will require homes and they will have to be built on *Fraser Heights*.

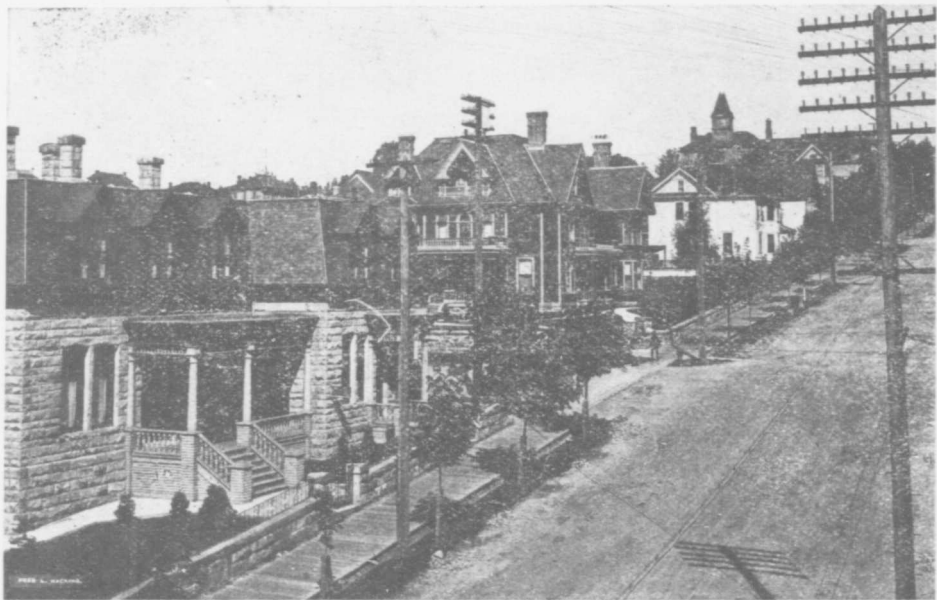
LOW PRICES

The purchasers of *Fraser Heights* were fortunate in securing their property before the rise in values came, and consequently they are in a position to place their property on the market, in building lots, at remarkably low prices. The prices have been placed so low that the man of most limited means can invest his savings and thus lay the foundation of a small fortune.

SEE THE AGENTS FOR PRICES AND TERMS

These lots will experience a big increase in value during the present year. They will probably double in price in the next six months, and in one year will be worth at least \$200 per lot.

**BUY NOW AND REAP THE BENEFIT OF A
RICH HARVEST**



A Residential Street in New Westminster

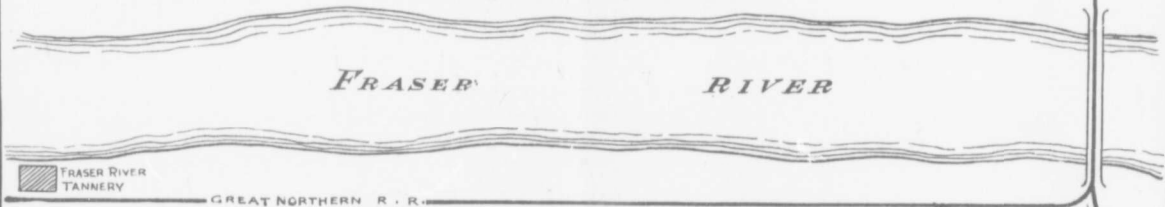
Photo copyright by Hacking

PLAN OF WESTMINSTER

Lot 36

E.S.N.-E.S.W.-N.W.D.

FRASER HEIGHTS.



THIRD STREET																				THIRD STREET																				VICTORIA AVENUE																									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
FOURTH STREET																				FOURTH STREET																				VICTORIA AVENUE																									
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FIFTH STREET																				FIFTH STREET																				VICTORIA AVENUE																									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
SIXTH STREET																				SIXTH STREET																				VICTORIA AVENUE																									
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SEVENTH STREET																				SEVENTH STREET																				VICTORIA AVENUE																									
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EIGHTH STREET																				EIGHTH STREET																				VICTORIA AVENUE																									
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NINTH STREET																				NINTH STREET																				VICTORIA AVENUE																									
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22

SEC 36 Td 4

VICTORIA AVENUE

VANCOUVER & CHILLIWACK CAR LINE

Facts About Fraser Heights

A New Townsite

Lots 66 x 132

Large corner Lots

Wide Streets

High lots

Low Prices

Easy terms

Mild climate

Close to new Electric Car line

Near Fraser River bridge

Close to water front

Near Great Northern Railway

Close to best Factory sites

The future home of thousands

Five minutes ride to Royal City

Forty-five minutes ride to Vancouver

The opportunity of a lifetime

