



FALSE CREEK TIDINGS



FCHA Board of Directors 2020

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Director – Don Sananin – Spinaway

President's Message

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Dear Members and Harbour Users,

This is and has been a very strange year. Yet we can consider ourselves lucky compared to other businesses. We have not lost any employee jobs and the whole marina seems to be buzzing along in a nice orderly fashion. Mike did some great juggling of accounts and situations and we managed to come out better than expected. Nice Work!!

As some of you may know I am dealing with some Cancer, so I admit, I have been reading and trying to keep up but have lacked in some details that I should be more directed at. However, the rest of the board has stepped up and covered for my absence very well.

I had a BIG surprise package sent to me by Office Staff and fellow BOD members, with help from many members of the harbour. It was amazing, with photos, treats, etc. Very kind and so thoughtful, it brought tears to my eyes... THANK YOU ALL!

My business end maybe not there too much, but I assure you we are still working on many important issues. We have not slowed in our desire for more of a Fishermen's Theme for the murals out front of the locker aisles. We still have considerable funds that were allotted and still available to complete next step. I have a large art file to send to the Directors, to show sitting around was not all in vain. I will let them select the best file for ALL interested parties to view.

We are lucky to be able to have a proven movie set artist to complete this if we can get on with it ASAP... and before he gets onto a big feature. This artist designed and painted our top of the dock and office signs. I feel very proud and strongly about this project as it has never been done since the 50's. I plan on donating \$1000 of my own money to prove I'm not in this for profit but would truly like to see this happen to strengthen the harbour' identity as a place for CFVs.

Stay healthy and prosperous,

Jim Hurford – FCHA President

Harbour Manager's Report

Hello Harbour Members & Users of the False Creek Fishermen's Wharf,

As the new year approaches, I thought that we would have the majority of the Covid-19 impacts behind us and was excited, looking forward to getting back on track with a bit of normalcy. With the increasing daily number of cases, it appears we have not yet seen the worst of it unfortunately. This pandemic will continue to impact how we operate and conduct our business for the foreseeable future. I would like to again thank everyone for their cooperation during these unprecedented times.

While some of the day to day operations aren't as affected as others, we've really missed the social aspect of working at the harbour. Not only were our spring and summer events cancelled, but we now must face the reality of not hosting our Holiday Open House. We always look forward to welcoming the harbour community before the holidays for some delicious snacks and refreshments, but most of all, we feel it's great way to mingle with the Directors and Staff. It's also a great opportunity for the user groups themselves to meet others, which ultimately strengthens our Harbour family. Another upcoming issue we will be facing is how to safely hold our Annual General Meeting. Over the years, it has been a very standard formula, however this year will be like no other in our history. The Board of Directors will be making a decision regarding the safest and most efficient way to hold our AGM. At this stage, chances are good that it will most likely be a virtual meeting in some capacity. Once a direction has been decided, we will be sending out the packages with all the appropriate information.

With the closure of the Border, we noticed a significant drop off in our transient vessel traffic which affected our revenue stream. However, we were also able to cut back on our expenses so we feel very fortunate to not be as negatively affected as many other businesses. Even though the pandemic has presented challenges in and of itself, and although we've been a bit slower in accomplishing some of the larger projects, we've still been able to tackle some of the smaller ones. We made an upgrade to the lighting in the office, as well as the restrooms, which now provides better lighting with the benefit of cost savings by switching to LED. We also had some custom fire extinguisher cabinets fabricated as well as some life ring cabinets that are both high vis and low maintenance.

The E-Dock electrical project is still in the works and the new power pedestals and transformer are being fabricated. We'll be installing them as soon as they're ready. At the same time, once we've switched out the transformer on E-Dock, we'll be taking the old transformer from that location to replace the noisy transformer at the end of C-Dock. Flotation was another area we've been working on over the last 10 years or so and have built over 100 custom flotation tanks that have given the Harbour a significant amount of needed freeboard. Although we've been pushing to get all of the docks to a place we're happy with, there are still a few areas of the Harbour that need to be taken care of so we're planning another round of approximately 20 tanks to get all of the docks up and out of the water.

Over the past year, I've been working with DFO on 3 projects: wharfhead repairs, locker bay water leaks, and the replacement of the water main. We did complete upgrades to the wharfhead, with most of the work happening under the deck which included wrapping piles, the replacement of some stringers, timber caps, corbels and pile caps. The new water main was scheduled to be installed this year but was significantly delayed due to the pandemic. We'll look to get this project back on track in 2021. Lastly, the water leakage in the locker bays isn't something new and has been brought to DFO's attention many times over the years. I am pleased to say that recently I've been working with them and a consulting team they've hired to address these areas of concern.

Our new fiscal year started on November 1st and I'll be meeting with the Board to discuss this year's capital projects. Nothing has really changed concerning the Fishermen's Village project that we've been working on and as we're still in the midst of a pandemic, the project is on hold for the time being.

As always, please accept my best wishes for your continued safety and health in these unusual times.

Mike Loy – Harbour Manager

WIFI Update – Let's Get Connected!

As many of you are aware, the harbour has a new WIFI network out on the docks. This new system is proving to be very effective in getting our users connected after extensive testing on A dock for the last year or so. We have made some over-all changes to how the signal was being broadcast, from a high-powered band directed up the docks to a lower powered signal more evenly spaced throughout the facility to provide better coverage. This new mesh network has a few advantages, namely that it operates by providing multiple options for communicating back to the system to avoid any major connection issues and dead spots. It also broadcasts in both 2.4Ghz and 5.8Ghz bands to offer better connection options while on the dock and inside your vessel. The 2.4Ghz band has an easier time penetrating through walls and the cabins of your vessels than the 5.8Ghz band, though you will find better speeds on the 5.8Ghz band.

While this system is still not perfect, it has been a welcome change for frustrated users unable to access reliable speeds on the older network. You will find it much easier to connect your cell phone/laptop/tablet with this mesh network on the deck of your vessel and even inside the boat with the 2.4Ghz band. You may still experience some issues within the vessels due to the construction or configuration interrupting the signal but we have seen many users finding success by installing an external WIFI antenna to bring the signal inside your vessel and bypass any interference it may be experiencing. There are many options for antennas, affordable to expensive, we suggest you investigate what would work best for you and your vessel if you are having any issues with connecting from inside. Talk with Turk in the office for some suggestions.

Since this system is new, we have changed the password to avoid any confusion with the old system. See the office for connection details, if you missed the email we sent out with the updated log-in information. Coming down the line, we have investigated upgrading to a fiber optic network which can provide greater speeds than we can currently access. It has taken some time to go through the channels at Telus to find that they are unable to help us and the harbour will be switching over to Shaw by the end of the year once they complete the build for our site. Fiber optic is more complicated than traditional connection through ADSL/Cable so it takes a few months for them to set us up to connect. You should notice the speed is currently great (20mb/s) on the docks compared to what we were getting with our old system, where this new fiber optic network will see our speeds increase tenfold!

Let us know if you are experiencing any issues and we can try to get you sorted out.



FCHA and Social Media

Look for us on Facebook, Instagram and Twitter to stay connected with the Harbour and learn about upcoming events! Search False Creek Fishermen's Wharf on [Facebook](#) and [Instagram](#) to find our pages or follow us on twitter [@falsecreekwharf](#).

You can also click on the links above!

Payments & Charges

This is a reminder to all vessel owners that if your account is in **ARREARS** when monthly charges are processed, **the Daily Rate will apply**. We will do our best to remind and give advance notice to all Harbour Users when their moorage is due, **however it is ultimately up to the vessel owners to be responsible for their own accounts**. The Harbour is set up to receive payments over the phone or on weekends to help simplify the payment process as we understand that some Harbour Users live out of town or work during regular business hours. For any account inquiries, please contact Nicole at the Harbour Office or via email at office@falsecreek.com

Housekeeping in the Locker Aisles

Once again, as the year winds down we remind Locker Users to keep the aiseways clean and clear of debris and excess items that should be stored inside your lockers. This year, the lockers have drawn the interest of your Board of Directors due to many complaints received regarding the state of the locker aisles. Look for a letter in your Locker Lease Renewal packages addressing this issue.

The Harbour has always been understanding of our commercial members using the aisles as a working space while actively maintaining your fishing gear and nets. However, this has recently devolved into many Locker Users using the space in front of their lockers and any other unused space as free storage for items that do not fit inside of the storage space provided through your locker leases.

While this statement applies to some more than others, we have noticed a similar theme developing in all locker aisles and the Harbour now needs to step in and deal with the clutter this is causing. While it is difficult for staff to maintain the locker aisles in a tidy manner with random unidentified detritus spread throughout the aisles, we are more concerned with the increasing complaints from Users trying to access their storage space and being unable to do so because of the overflow of items piling up.

The Board has listened to many complaints from other Users, experiencing it themselves as long standing members of our facility, and recognize something must be done. Staff have been given the directive to get this matter sorted and to maintain a clean and tidy environment for all our Locker Users. That means if you want to store an item here at the Harbour, it should fit **inside** your locker!

Beginning January 1st, any items not stored inside of a locker and left in the aiseways will be collected and discarded as garbage and dealt with appropriately. Unless pre-approval is given by Harbour Management, no items, outside of chairs for sitting, gear being actively worked on, or the communal net racks, will be tolerated in the locker aisles. If looking for Harbour approval for alternative storage space, a reasonable remove-by date will be expected.



Christmas Open House

This year, due to the on-going pandemic, we will unfortunately **NOT** be hosting an open house. After much deliberation with the board, we determined it would not be feasible to safely host our members in the board room as is customary. Social distancing would be a major issue and the Harbour could open itself to some liability if we were to proceed as usual and something were to happen to one of you, or a staff member.

We will miss getting together with you to share a few stories and a few laughs over snacks, but we hope to be back in full swing by next year and welcome you back to the office for some good cheer!



Open to Articles for Newsletter

The Harbour is open to submissions for the newsletter. The next issue of the newsletter will be published in the Spring of 2021. Please remember that this newsletter belongs to the users of Fishermen's Wharf. In saying that, please consider contributing an article, an interesting boater experience or some photos to the Harbour. All will be considered and welcomed. If you are interested in contributing please submit your article/photo by April 1, 2021.

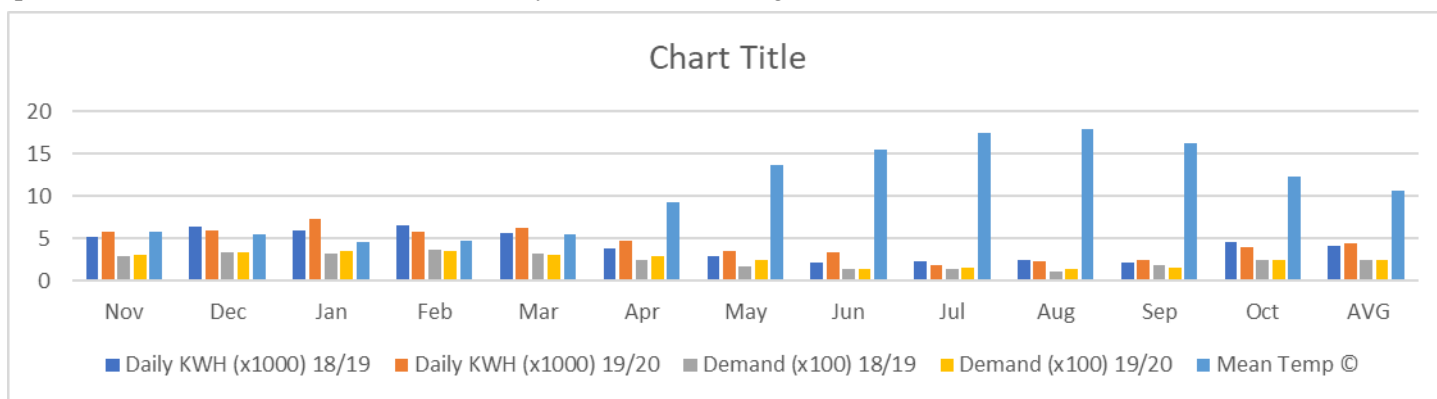
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Clean Marine Update

2020 was a renewal year for us in our 3 year cycle and we are proud to say we were able to maintain our 5 anchor rating after the auditing process was completed! Though we are still not where we want to be, thank you for helping us maintain a clean harbour by doing your part! Fishermen's Wharf strives to offer the necessary services to ensure our Users have appropriate disposal methods at hand. If you have ideas on accessing any additional resources we can offer to help our boaters, we are all ears.

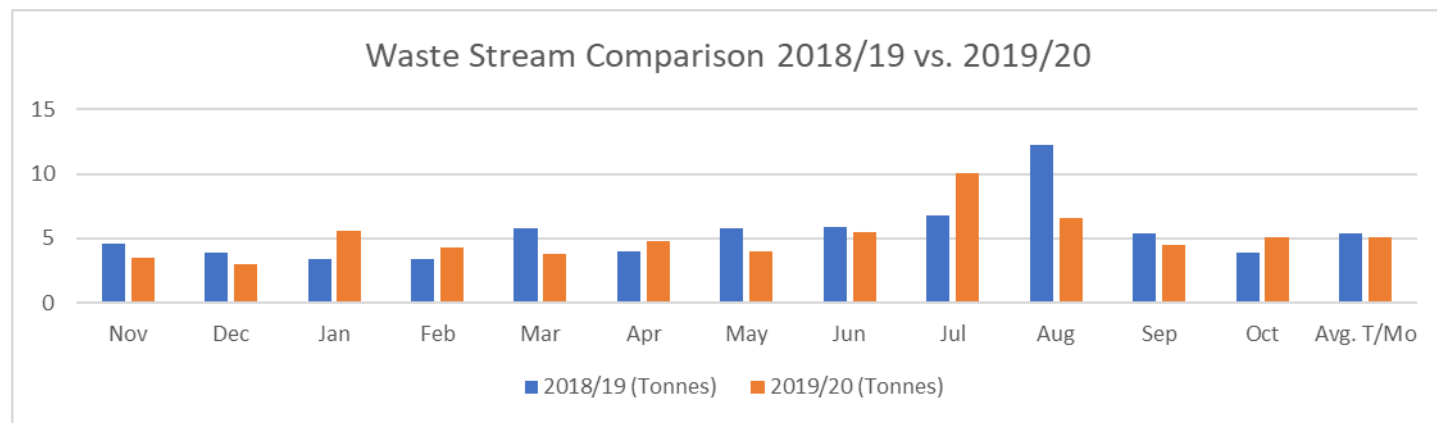
One area that came up during our audit was the rising levels of energy consumption and waste disposal, a noted area of deficiency in the harbour's goals. While these rising levels do cause a financial burden to the harbour, the bigger picture is the state of the world today and how our everyday actions are impacting our environment in negative ways. Harbour Staff are always looking at new ways we can reduce our waste generation and implement energy conserving strategies to bring our high levels of consumption down. This does become difficult without our boaters working together with us to reduce where they can.

Please make the effort to sort your waste and dispose of it appropriately with our available resources. A great example of how we can all benefit from this is the Oil Recovery program we have recently joined. We opened up access to our oil disposal tanks to the general public for household generated used oil, a well maintained and approved storage method to keep this common contaminant from going down the drain, and we now get paid for every liter of oil that is collected. Contaminated oil with water or antifreeze cannot be collected and we must pay to dispose of this product. One course of action costs us money, and the other brings in revenue.



Above: Comparison between average daily power consumption in kilowatt hours (KWH) and Demand in 2018/19 & 2019/20. Daily KWH is how much power is consumed in an average day whereas demand tracks the volume of flow needed at any given moment, in KWH (x100). The average mean temperature is the average daily temperature for the month between 2019 and 2020. It is looking like another slight increase in our daily usage & demand, though we have been adding extra services in lockers.

Bellow: Comparison between the monthly totals of on-site waste (garbage) generated from 2018/19 and 2019/20. Our average monthly tonnage has leveled off and it looks like we are finally seeing a slight dip in our monthly disposal levels. Great to see!



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Green Spaces

Our resident gardener, Karyn, is undergoing some changes in her life so she can better focus on the things she loves. She is currently enrolled in the horticulture program at UBC so she can pursue her passion and bring new ideas to the green spaces here at the harbour. Karyn is a great pleasure to work with and is always looking at new ways to bring life to the harbour with the limited budget provided.

Good luck in your pursuit Karyn, from all the staff here in the office. Always follow your dreams!

Above Photo:
A lovely painting of a salmon on its way upriver to spawn.

Artist Credit: Sassan Filsoof



New Dock Water System



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Account Inquires:
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Moorage Information:
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We are a little behind on the installation of the new HDPE dock water system. The delay was caused by a change to our desired installation method, as we had previously chosen to use wooden blocks as risers for the install. After a year in service, we've noticed the current test install on E float has already experienced some harsh wear and tear and the blocks look ready to split. This has forced us to re-invent our install, but I am pleased to say we really like the new method we've developed and believe it will work well for the long haul here on the docks.

This was compounded by delays in availability for the product we chose to go with, in addition to testing the viability prior to making a commitment on the full order to ensure we use the harbour's funds responsibly. We had planned to spend Sept/Oct tackling this project, but life doesn't always move in a straight line, especially around here. We are looking to complete the install on D float in November or early December as we are geared up and ready to go with a relatively simple run. As the weather gets colder it will be difficult to shut the system down and avoid any freezes in the line so we will be strategically going through this install as we are able.

We appreciate your continued patience while we work through the paces on this project. If there is going to be a water shut down to your dock, we will be posting notices at the top of the dock and around the Harbour. If there is an expected shut down coming to your dock, we anticipate the water will only be down for a day or two at most, but we will be able to better determine how quickly we can move along once we get started and will inform those affected accordingly.

Once this project is completed, we have new fire extinguisher boxes and hose stands to place throughout the docks. It has been some time since we have updated our dock infrastructure and we thought this project was a good time for a face lift to refresh some of our tired and worn dock fixtures.