

Between the Bridges

The voice of False Creek South | Nov/Dec 2019

Neighbour Profile: Ali Delivers

For the last forty years Dean's Foods has been tucked in along Lamey's Mill Road. Dean isn't there anymore, but for the last twelve years and counting you can find Ali. Ali Dughestani runs the little convenience store that for the most part serves the residents of nearby enclaves. They drop in to pick up milk, chips, pop, maybe cigarettes or a lottery ticket. Also treats for kids, kitchen staples, some produce and foods for a quick meal. Unusually for such a store there's a selection of organic items and a collection of unusual and delicious teas. Customers can also drop off dry cleaning, or stay for a coffee and a chat, in the summer at little tables outside.

Dean's Foods is a useful little neighbourhood feature with a loyal following, but what really makes it special is Ali. He will tell you about the competition from bigger stores and how little walk-by traffic he sees these days, but he really enjoys being a friendly neighbour. He knows he helps hold the local community together, and is pleased that his landlord understands that too and agreed to renew his lease.

Ali remembers with gratitude the kindness of a Canadian diplomat who helped him send his wife and son from Iran to Canada before he could join them, and like most immigrants to Canada he brings kindness of his own. He often locks up his little store to make deliveries to neighbours who for some reason can't get there, including residents of the Broadway Lodge care home up the street. Sometimes he even buys items the store doesn't carry to take them to a regular customer. He has been known to let a regular run a tab, even though that doesn't always work out for him. He can show you lists and tell you stories of debts he'll likely never collect, but he can also shrug it off: "I see that guy pass by sometimes, but he doesn't come in here anymore. He owes a lot, but we both know that I'm never going to be poor and he's never going to be rich, so. . . ." So – a kind neighbour and a local business worthy of your custom.

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Our Home on Native Land

by Nancy Hannum (Alder Bay Co-op)

The Squamish people are soon to vote on the extent of the announced development on the land it presently holds, at False Creek South's western boundary. Under discussion is up to 6,000 housing units to be built on the 10.5 acre Kitsilano Indian Reserve No. 6. Drawing upon local historical research, Nancy Hannum (Alder Bay Co-op) traces a timeline and key actions by settler governments through which Coast Salish people in this area incrementally lost their lands.

Current estimates of pre-contact population in BC are well over 200,000 of whom more than 50,000 lived around the Strait of Georgia and the Fraser River.

According to historian Cole Harris in *The Resettlement of British Columbia: Essays on Colonialism and Geographical Change* (1997, UBC press), before local Indigenous people ever set eyes on Spanish explorers or Captain Vancouver, European diseases had already infected BC Coastal peoples.

"Smallpox coming from the Plains via the Columbia River, had devastated the peoples around the Georgia Strait in 1782."

During this Expedition we saw a great many deserted villages, some of them of very great extent and capable of holding many human inhabitants... Cpt. Vancouver.

There were deserted villages in Burrard inlet, Howe Sound and Jervis Inlet, and only occasional small parties of Indians hunting or fishing.....

There had been three major settlements and many related sites of Musqueam, Squamish and Kwantlen peoples. But by 1877, Harris reports, around Burrard Inlet and False Creek were five small Native villages, each occupied in the main by Squamish speakers who had come to work in the logging camps and sawmills on Burrard Inlet in the early 1860's. Government figures show 42 residents in San'aq (False Creek) and 75 in the village of Khwaykhway (Granville).

Bob Joseph, in his book **21 Things You May Not Know About The Indian Act** (2018, Page Two Books), references the Kitsilano Reserve to illustrate what happened to reserves under the Indian Act. (cont. on page 3)

1869 37 acres are set aside at the south of False Creek for Indian people

1877 The reserve is expanded to 80 acres, allotted solely to the Squamish Nation people.

1901 A seven acre right of way is obtained by Canadian Pacific Railway.

1904 Squamish Nation people surrender 11 acres for lease to a lumber company: agreement terms include jobs, lumber for houses, a protective fence around the cemetery and compensation for loss of an orchard; some jobs in the mill are provided.

April 1911 It is discussed in Parliament that a reserve near a town is a hindrance to development.

May 1911 The Indian Act is amended...it gave the government the right to relocate any reserve situated near a town of eight thousand or more residents without having to obtain the prior approval of the reserve's residents.

1913 Provincial representatives bypass the Indian Act and convince Squamish leaders to sell the land and leave; male heads of each family are given \$11,250; their belongings are barged elsewhere and their houses are burnt; the land remains under the control of the Indian Act.

1916 The Harbour Commission expropriates the property for development, and holds it for a decade before abandoning its interest in it.

1930 Expropriation of reserve lands for public works allows the City of Vancouver to claim 6.3 acres of the reserve for the Burrard St. Bridge.

1934 The Department of National Defense applies for and is granted 4 acres.

1942 Indian Affairs leases 41.74 acres to the Department of Defense for the duration of World War II.

1947-65 The reserve is broken into parcels and sold.

1977 The Squamish Nation launches legal efforts to reclaim portions of the reserve, the Musqueam Indian Band and Tsleil-Waututh Nation launch counterclaims to interests in former reserve land.

2002 The Squamish Nation succeeds in reclaiming one small portion of its former reserve.

This reclaimed land – Senakw in the Squamish language – is a reserve under the Indian Act. It does not belong to, nor is it governed by, the City of Vancouver. Legal title is held by the Crown. Established for the exclusive use of the Squamish First Nation, the reserve is subject to a myriad of rules and regulations administered by Aboriginal and Northern Affairs Canada.

Band Aid Maintenance

When is a “Band Aid” sufficient to deal with a problem – and when does it make a problem worse?

Unlike residents in other Vancouver neighbourhoods, everyone in False Creek South lives in a building shared by its occupants, whether co-op, strata, rental or special needs, and almost always in an apartment or townhouse. Both individual and co-op homeowners share in the decisions to be made about their enclaves and all of them – renters included – pay for whatever costs those decisions may incur.

Among those decisions, maintenance issues loom large, raising more or less constant questions of what is needed and when – and what can we get away with.

Long-time Creek resident and architect Monty Wood (Spruce Village) has given a lot of thought to the question of what can – and ought to be – done in the maintenance of homes in False Creek South. Invariably, he says, many maintenance problems involve water, and usually the problem is obvious: something is leaking.

But where the leak can be seen is critical. If it’s on a sloping roof, such as the school or False

Creek Co-op, the Band Aid solution is a good one. You don’t need a new roof. You just find the hole and patch it.

Monty’s focus is on wood frame buildings where leaks can do more damage more quickly than in concrete buildings: months vs years. And where wood frame meets concrete, things can become more challenging.

Many False Creek South wood frame townhouses are set on top of concrete underground car parkades. But if the leak is through the membrane, just finding and tracing the source and all its pathways isn’t easy.

Take, for example, a hole in the membrane under the deck of a townhouse set directly above a parking garage. The leak water can travel down through a crack in the concrete and into the parkade and is noticed on someone’s car. This water can move horizontally under the townhouse and not be noticed until some rot is found in the wood structural frame of an adjacent townhouse.

“A membrane is a challenge”, Monty said, “because oftentimes it’s at the same level as an interior space. Water gets underneath the membrane and onto (*cont. on page 5*)

whatever is underneath that. Eventually it will rust out the rebar.

“When the leak gets into the garage the collateral damage is then even greater because the water can slide into the house, accumulate, and rot out the framework underneath the floor. And if it rots out a piece of the framing the water will get to the base. Then you’re actually trifling with the foundation.

“Sealing a visible crack isn’t really sealing anything. It’s just trapping the water inside. You might not see it coming out anymore but you’ve only displaced the water. And you don’t see what it’s doing to the house.

“A better solution”, he concluded, “is not a Band Aid, but may require a new membrane”.

False Creek South co-ops manage major maintenance issues through capital plans that tend to be more long term than those of many strata enclaves. For strata leaseholders experiencing or anticipating a failed or failing membrane (or any other leak-related problem), there are important steps that can be taken in working out the solution.

1. Track down all the original documents of the original Building Permit drawings for your building(s). Check your strata’s archives and ask other strata members and the property manager. Also try City Hall, but bring a letter of authorization. Once located, get these documents scanned, make PDF’s, and keep them dry and safe.
 2. Find a really good envelope consultant and/or roofing consultant, and /or a good roofing contractor, who will search out the source of the leak, (“sometimes it’s really hard to find”), do a walk through, take patches and conduct tests. Secure an estimate and map out a plan and a timetable. As well, refer to your Depreciation Reports. If necessary, the work can be done in phases.
- Join the Condominium Homeowners’ Association of B.C. (CHOA). They provide assistance and services, including information on handling maintenance, electric car storage and charging, education for new strata council members, and essentially all issues related to managing shared apartment/townhouse living. www.choa.bc.ca/resources/choa-information-bulletins.

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Next issue: Does green retrofitting make sense for False Creek South buildings? Monty Wood thinks so.

Community Planning Update

On November 20 the Community Planning Working Group of RePlan hosted the second of two design charrettes to engage the community in planning for its future. These charrettes follow from, and extend, the City's 2017 and 2018 community planning process, which has been put on pause. The series was led by local resident and leading architect Graham McGarva and master urban designer Scot Hein. The first session in September had invited community members to participate in thoughtful discussion of opportunities for change, as well as the neighbourhood features and values that are the most important to sustain.

At this second event Scot Hein presented the team's reflections on what they drew from the consultations, and proposed a foundation for community-led planning going forward. Scot identified twelve "transformational drivers" that he believes form key contexts, sites, and principles that can guide further planning and lead to a provisional vision statement. These drivers include the need to incorporate responses to large contextual forces such as the continuing history and presence of indigenous culture, and to the ecological sensitivity required for effective adaptation to climate change. Other drivers identify key sites within or contiguous to False Creek South that will shape the form and character of the area as it is redeveloped, such as the three "bridgeheads" at Cambie, Granville and Burrard, and the "transitional edge site" along a Sixth Avenue reworked to improve urban connectedness, including a planned streetcar.

Scot also drew attention to specific local sites that could be re-conceived to accommodate a fuller urbanism, suggesting that Sitka Square might be redeveloped as a "community heart," with both local retail and links to Fairview and to Granville Island. The current idea of an "intergenerational hub" near Ash and Moberly that would include an innovative extension of the Broadway Lodge care home is another of the formative possibilities that could co-exist with an incremental refresh of the existing residential fabric. He emphasized the planning group's essential premise that the ideas for change should accompany and reinforce the historic character and community identity of our neighbourhood. Perhaps most important, he identified participatory planning as a key expression of this identity and welcomed all those interested in further consideration of any or all of the transformational drivers.

The Community Planning Working Group now plans to undertake broader community engagement in January and February. Multiple meetings are being planned that will allow everyone in the community to give feedback on the provisional vision statement and the transformation drivers. The meetings will also be an opportunity to hear about general RePlan updates. Once the community input is incorporated, RePlan intends to present the work to City Councillors.

For more RePlan updates, visit falsecreeksouth.org/replan

Is A Housing Trust Right For False Creek South?

By Kathryn Woodward (Market Hill)

The False Creek South Neighbourhood Association has received funding from the Real Estate Foundation of BC and BC Housing, and in-kind support from the Co-operative Housing Federation of BC, to explore the idea of a Community Housing Trust (CHT) in False Creek South.

What is a community housing trust?

A CHT is a non-profit entity that exists to provide both affordable housing (in most cases in perpetuity), and long-term stability. Usually governed by a board representing various community and funder interests, a Trust is based on a community's needs and the opportunities to address them.

A Trust can include rental, co-op and affordable ownership housing, as well as amenities such as child care spaces, parkland, commercial property and/or educational services for the residents. It can build new housing or renovate. It can start small with one project and, building on the success of that project, bring other housing into the Trust. In general, in all housing forms including ownership housing, its focus is on low to moderate income households.

In the case of ownership housing within a Housing Trust, the cap on equity gain is fettered. This means that the owner buys the house for below market value and, when it becomes time to sell, the owner shares any increase in equity with the Trust based on an established formula. This ensures that the next owner also buys at below market value, keeping the affordability for all future owners.

While the Housing Trust model was first developed in the U. S. state of Georgia, it has since spread to other parts of the U.S. as well as Canada, Europe and Australia. For example, the Co-operative Housing Federation of BC (CHFBC) administers several Trusts in Vancouver and will administer more once construction is completed. Many CHFBC Housing Trusts are on land leased for \$1 from the City. This housing provides co-op and rental housing, with much of the rental below market rates, as well as housing specific to certain populations, such as seniors, or people with disabilities. *(cont. on page 8)*

Should False Creek South consider a Housing Trust?

This is the topic to be tackled through the grant, which will examine questions such as:

- What are the pros and cons of a Housing Trust in False Creek South vs the current City arrangement?
- What housing would make-up the Trust and how would it be administered and governed?
- What would a Trust mean for residents of buildings inside the Trust?
- What are the advantages and disadvantages of joining with an existing Trust – or would it be better to form a new one?
- Would it be more feasible to form a Housing Trust only from new builds in FCS on the unoccupied lands on the edge of the Creek?

The False Creek South CHT project has begun interviewing potential partners and those with knowledge of housing trusts. It will then design a process to reach out to residents, both to inform and encourage feedback and ideas. This will help determine the level of community support and the feasibility of incorporating a CHT in our neighbourhood. The results will be captured in a final report back to the community.

Upcoming Events

Caroling in the Creek

Thursday, December 5 - 6 pm

Meet at the Picnic Pavilion, Granville Island.

Caroling books will be provided. Party following.
For information: Roxanne Brooks at rbrooks@foodforsleep.ca

Breakfast with Santa

Friday, December 7 - 10:30 – 12 noon

False Creek Community Centre

For two years and up, come and meet Santa and have some pancakes.

Register at: <https://falsecreekcc.ca/breakfast-with-santa-2-yrs-dec-7/>

Christmas Day Dinner

Wednesday, December 25 – 6:30

Convivial Cafe and Bakery, Leg in Boot Square

Do you know someone struggling to make ends meet? Or someone on their own? Or who cannot easily get out? Let them know about the free/pay-what-you-can Christmas dinner at the Convivial Cafe: Turkey with all the trimmings – and dessert!

Eat-in, take-out and free delivery in the immediate neighbourhood. RSVP appreciated.

Donations and volunteers welcome.

For more info/bookings:

convivialcafe@gmail.com 604-675-9885

Peter Pan

November 23 – January 5

Waterfront Theatre, Granville Island

For 4 years and up, sword fights, swashbuckling and boundless imagination

<https://www.carouseltheatre.ca/plays/peter-pan/>

More events at falsecreeksouth.org/events

Ripples from The Creek: A Ferry Story

With thanks to Kathryn Woodward (Market Hill)

Beryl Wilson saw it coming:

From an editorial in an early issue of *The Creek*, dated September 1982:

“Venice has its gondolas, Holland has its flat bottom barges, and Hong Kong has its san-pans. Where is our water transport?”

Exactly.

The editorial continues: “With traffic congestion being at its peak in False Creek, surely making more use of the water would alleviate it a little. For instance, how nice it would be for the residents of False Creek to be able to travel by water to do their shopping with a regular ferry service from Stamp’s Landing to the Market, stopping at various points down the line.”

Right on, Beryl!

So what was happening on the Creek in the autumn of 1982? Remember that in 1982 the immense re-development of the north side of the Creek had yet to take place. According to Llowyn Ball at False Creek Ferries, that company began operation in that very same fall of 1982. They had picked up from a ferry run that began a year or so earlier, with False Creek Ferries buying first two, then two more of their “electric launchers” that ran between Granville Island and a dock on the

opposite shore, long since demolished. The electric launchers were open-air boats that proved unsuitable. In 1984 *The Spirit of False Creek 1* entered the False Creek Ferry fleet, leading off the string of little blue ferries that we see today. The dock at the Aquatic Centre was built in 1983. Expanded service to the Maritime Museum and Stamps Landing began in 1984. The Olympics of 2010 brought sightseeing ferries on board and a new dock at David Lam Park.

The Aquabus service started in 1985 in time for Expo 86, which brought the booming business to these ferries that continues to this day. Their larger Cyclebus ferries, good for children’s strollers and mobility challenges as well as bikes, came into service in 1995. But back to Beryl’s vision. She had other plans: “Must we look at the water and watch more marinas and boatels spring up?”

Let us also enjoy the water with perhaps riverboat dinner dances or cruises up and down the creek or even a swimming pool at the water’s edge with water slides.”

No swimming pool yet. Shall we petition the City?