



FALSE CREEK TIDINGS



FCHA Board of Directors 2021

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President’s Message

Greetings to all Members, Users, and friends of False Creek Fishermen’s Wharf.

It has been another challenging year as we continue to adapt to the new way of doing business in the Covid world. Thank you to everyone for continuing to wear a mask while using harbour facilities. We also appreciate your efforts to maintain a safe “social distance” when interacting with staff around the site and when chatting with friends and colleagues out on the docks. Thanks to your efforts we have managed to avoid any exposure incidents during this on-going pandemic.

The harbour continues to think towards the future and keep maintenance as a top priority. We have 15 new flotation tanks built and ready to install to continue to shore up the low spots throughout the site. Maintenance is on-going to ensure the facilities remain in good shape and a number of projects on the to-do list to keep our staff busy moving forward.

Winter is just around the corner and I want to remind our user groups to look after their vessels before the worst of the weather starts to set in. Double check that your tarps and boat covers are secure and don’t forget to check on the condition of your anti-freeze to ensure your motor survives the winter freeze. This is also a good time to see to that maintenance list that keeps getting longer!

Best wishes for the holidays and the new year.

Stay safe out there!

Yours truly,

Mike Emes
FCHA President

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Harbour Manager's Report

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

Like most of you I'm sure, our 2021 didn't quite go as originally planned. With vaccines being rolled out, restrictions lifting almost back to normal during the summer, I truly thought I could see the light at the end of this Covid tunnel. However, we were unfortunately mistaken, with the variants and other challenges continuing to prevent us from getting back to normal. We appreciate your support as we try our best to follow the Provincial Health Orders.

It was extremely disappointing when it was announced that over 60% of the salmon fleet fishery would be closed without notice. Many of our fishers spent a good chunk of money and time in preparing their boat for the fishing season, with some even traveling towards the grounds before the news broke that they wouldn't get an opportunity to fish. It was disheartening to say the least, and the Federal Government needs to step up to figure out a way to properly compensate these fishers for their prepaid out of pocket expenses and lost income for years to come.

Our AGM will once again take place virtually (via Zoom). With vaccination restrictions in place at the Granville Island Hotel and with the potential for things to change even more by the date of the AGM, we feel this is the best course of action to fairly include all harbour members. The AGM packages have been mailed out and we'll be following up through email for all the other related documents and Zoom information.

With all our events being cancelled over the past few years, we are excited to once again be holding our annual open house. It will however be slightly different than what we have done in the past. We think it will be a big hit and if successful, is something we may build upon and continue to do in future years. Look for event details in the article below and we look forward to having you join us for this socially distanced social 😊

For the second year in a row, the transient boating season was fairly quiet. We did have a steady stream of Canadians staying with us, but definitely not in the same numbers as we're accustomed to with events being cancelled like the annual Celebration of Light fireworks. We miss having our regulars from the south and the bigger groups of vessels who usually visit us. We are hoping to be back on track next season and are ready to welcome the boaters back!

Even with the difficulties the pandemic brought to our operation, we were still able to work through and complete some of our capital projects. The E-Dock electrical project brought new power pedestals and a transformer offering more amperage options as well as LED lighting. This project saw the used transformer on E-Dock relocated to the end of C-Dock which replaced the extremely noisy transformer that had been a nuisance for years. With some of the bigger projects being put on hold, we were able to knock off a few of the smaller things we have been wanting to take off the list. We replaced the office windows, providing more efficiency as well as upgrading the lighting to LED's in the laundry room, backflow preventer shed, welding shed, sprinkler control room, the electrical room and vault. We also installed new overhead lighting in the main parking lot by the office, wharfhead and open storage area and have also ordered new lighting for the top of each dock.

While the pandemic has slowed some of the projects involving DFO, we are still carrying on the best we can. The repairs to the wharfhead were completed, and we have an engineer hired to start the locker bay water leaks project. However, the rain has hampered our ability to properly excavate the dirt and seal the membrane. The replacement of the watermain is still in the works and soundings were done to provide a clearer picture as to what will be needed for the replacement. With the scope of the project and its potential impact, it is being suggested they may want to replace the watermain in sections. There was also a funding announcement that took place a few months ago by our local MP Hedy Fry where she announced that funding would be available to conduct a feasibility study of the retaining wall. It is ageing and in need of replacement so it will be beneficial to know what options are available to us. I will provide more information as it becomes available.

As always, we appreciate your continued support of the False Creek Harbour Authority – Fishermen's Wharf and look forward serving your moorage needs in the coming year.

Mike Loy – Harbour Manager

Rate Increase Reminder

FCHA Fishermen's Wharf will be adding a slight increase to our moorage rates this year. Beginning on **January 1st**, all FCHA moorage rates will be subject to a **2% increase**. This will impact all moorage customers, regardless of any pre-payments as the Harbour bills your accounts monthly.

We understand times have been tough and we took many factors into consideration when reviewing the rates. This is a modest increase over the past two years, as it is important for us to keep up with inflation somewhat to avoid large increases more infrequently. The cost of living has been skyrocketing in Metro Van and further abroad, we have tried to minimize the impacts to our users where we can. We appreciate your understanding.

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



Virtual AGM 2022

This year, we will once again be hosting our Annual General Meeting 2022 virtually on ZOOM. The date of the AGM is set for Tuesday, February 15th starting at 7pm. We will be sending out a ZOOM link closer to the date of the AGM, though you should have received your AGM package either by mail or email, so ensure your information on file is correct to participate in the process.

Nominations for the board of directors open on December 31st at 12pm and are set to close on January 14th, 2022, at 12pm. If you are a commercial member interested in helping steer the harbour into the future, pick up a nomination form at the office once they open and get in the running!

Voting will be via mail-in ballot. Once all the nominations are in, we will be sending out a voting package and the period to submit your ballot will be from January 25th to February 8th at 12pm. You can mail in your ballots in the secure envelopes provided in your package or you will be able to drop them off in-person at the office during the voting period mentioned above.



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Housekeeping in the Locker Aisles

The time has come to once again remind our users that your belongings should be stored inside your locker, not in the aiseways or out around the site.

At the start of 2021, we appreciate the effort most of you took to clean your locker spaces. While it started well intentioned, many locker aisles fell back into disrepair as the year wore on. We have always understood the aiseways are usable space for everyone to freely come and go to access their lockers, and that this space is available to use for working on gear for short periods of time.

We have noticed a continued accumulation of gear and random furniture/equipment developing in some of the aiseways. These items have lingered for months at times, and we want to remind our users that the aisles are to remain clear of clutter, debris, and other random gear outside of items being actively worked on. We also expect items being worked on to take place in a timely fashion and not to be left strung out in the way of other users for extended periods of time.

When January rolls around, you can expect Turk and the Wharfingers to be out cleaning and organizing the locker aisles. If you have something outside of your locker that you are interested in keeping, we suggest you store it safely inside your locker or you risk the item being disposed of by staff when they come to clean house. Items will be tagged for removal over the coming weeks, but we will not be calling individual owners to identify belongings that are improperly stored prior to disposal.



Christmas Open House

We are trying something different this year for our open house. Since there are still restrictions in place and our board room is too small to host, we will be hiring a food truck to cater some tasty tacos along with chips and salsa, and a little treat! We will be hosting the event outdoors, so dress appropriately and come enjoy some good food and chat with your fellow Harbour Users to help spread some cheer!

The event will be taking place on Monday, Dec. 13th from 12:30pm-3:30pm

****A mask will be required to order and receive food from the Tacofino Food Truck****

(If you did not RSVP with Nicole prior to the cut-off date, you may not be able to get any tacos but you are welcome to mingle!)



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 2022. 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, 2022.



FCFA 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](#).

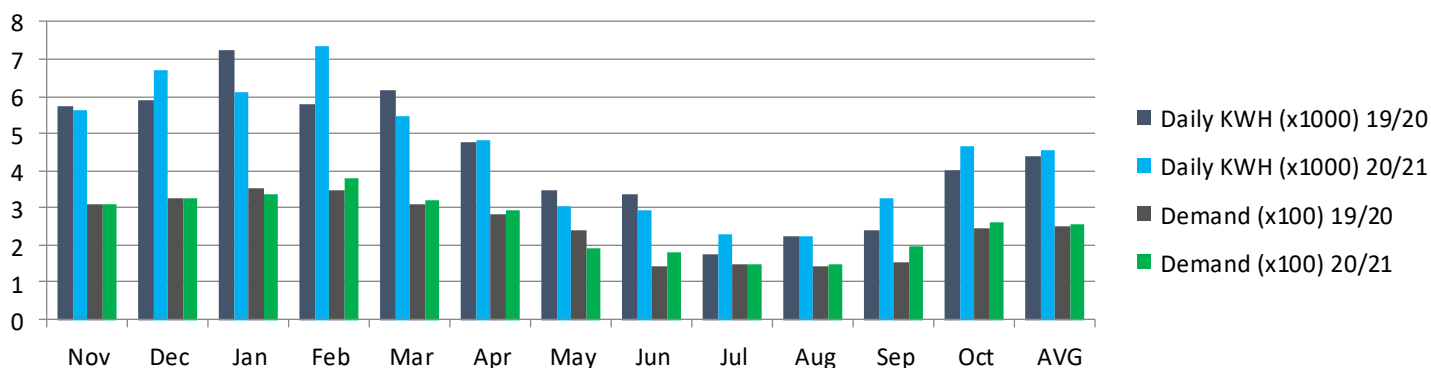
You can also click on the links above!

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Clean Marine Update

As we continue to keep an eye on our waste stream and electrical consumption, it is apparent that these numbers are continuing to grow and have yet to level off. We have made some minor changes to the electrical consumption graph this year to make it easier to interpret this data. It was evident to see that as the temperature dropped, electrical consumption went up, and vice versa for warmer weather. As we slowly switch over to more economical lighting sources and continue with upgrades to the site like new, more efficient windows for the office, we hope to see our electrical consumption start to level off, and hopefully begin to lower as our demands change. We encourage you to look at ways to be more economical when it comes to electrical consumption on your vessels as well. We all need to do our part to see a greener future.

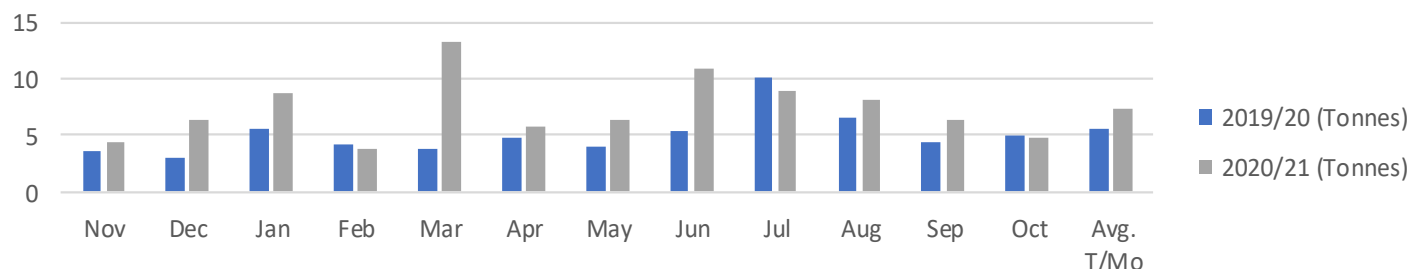
We saw a worrying trend this year in terms of waste disposal. Nearly every month in the 2020/21 cycle monitored saw an increase in volume from the past year. This resulted in an increase to our monthly average tonnage by nearly 2 tonnes of waste. This is not good! We should be seeing a reduction in waste levels with the number of transient boaters visiting the site down from previous years. It looks like there was a major incident in March 2021 causing a big spike, but by and large nearly every month shows a greater volume of waste generated than the previous year. We will be keeping a closer eye on this issue moving forward and would like to remind our users to properly dispose of their waste and recyclable materials as appropriate. Also, please avoid bringing large household goods/furniture down to the site for disposal as there are more appropriate avenues for dealing with these items than having our staff smash them up for the landfill.



Above: Comparison between average daily power consumption in kilowatt hours (KWH) and Demand in 2019/20 & 2020/21. 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). We've removed the mean temperature tracker as it was making it harder to interpret the data. It is looking like another slight increase in our daily usage & demand, this number is still climbing in small increments annually.

Below: Comparison between the monthly totals of on-site waste (garbage) generated from 2019/20 and 2020/21. Our average monthly tonnage skyrocketed this year! Monthly tonnage was up by almost 2 full tonnes! Looks like something happened in March, but monthly numbers were universally up in all but 3 months in this cycle. We expect better, please ensure you are recycling responsibly, sort out your food wastes, and avoid dumping your unwanted furniture/household goods at the harbour.

Waste Stream Comparison - '20 vs '21



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Above Photo:
An interesting take on a Commercial Fishing Vessel. This artist's abstract style is intriguing, check him out for similar works.

Artist Credit: Tommervik



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Green Spaces

Karyn continues to do a wonderful job keeping the Harbour looking green and beautiful throughout the changing seasons. With help from Steve on the 'Long Trick', these two are always looking at different ways to bring this place to life with floral arrangements, hanging baskets, growing gardens and seasonal flair. We hear from customers and guests year-round who love our garden spaces.

Please take a moment to thank them for their hard work!



Dock Water Update

You may have noticed a delay to staff upgrading your dock to the new HDPE dock water system. We apologize for the delay in this process, but as we were going along we were also investigating replacing the dry line fire suppression system in the harbour as it is aging and has already failed in a few spots over the past 10 years. During this investigation, we decided on a wholesale change over to new materials and have now decided to go with HDPE for this system as well.

As we will be going into the dock substructure to install the new water line, it made sense for us to stall on this project while we plan and order the new materials to do the dry line system at the same time to make this work more economical and reduce the impact time on our users. It can be very labour intensive and time consuming to pull up the boards along the length of the dock, so we think it best to tackle both projects at the same time.

With winter getting ready to set-in, we will likely wait until the spring to continue on with the project. As we have already done the system switch on our D, E, and Sales docks, they will be getting their dry line upgrades last while we focus on docks A, B, and C as we try to find the best way to implement these systems while reducing the impact on our users as best as we can. We will do our best to ensure our Users will still be able to traverse the work area while we open up the dock so you'll be able to access your vessels while any work on the docks is underway.