



NEWSLETTER

PROBUS CLUB OF VANCOUVER

PO Box 74539, KITSILANO, Vancouver, BC, V6K 4P4

<https://probusvancouver.com/>

Enriching members with topical, entertaining speakers and social activities

October, 2026

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Next Meeting: Tuesday, October 13 at The Arbutus Club at 9:30
Speaker: Dominic Vogel, Head coach & Principal Advisor at Vogel
Leadership Coaching
Topic: "Cyber Crime In The 21st Century"

PLEASE NOTE – THIS IS OUR ANNUAL PAST PRESIDENTS' LUNCH. ALL THE DETAILS FOR TIMING AND REGISTRATION ARE ON PAGE 6.

Dominic Vogel



Dominic has nearly 20 years of experience in the cybersecurity field and his clients value his authentic, genuine, and pragmatic approach. Dominic is the head coach & principal advisor at Vogel Leadership Coaching, a leadership advisory company specializing in cyber security. Dominic hosts the Cyber Security Matters Podcast, a highly regarded podcast that explores the Intersection between cyber security and business. Dominic is a self-professed positive troll and believes in the power of uplifting others through his coaching practice and encouraging his coaching clients to explore their hidden dimensions and unleash their inner awesomeness! Drawing upon nearly two decades of dedicated service in the cyber security realm, Dominic Vogel stands as a seasoned authority in the field. With a career marked by a relentless pursuit of excellence, Dominic has garnered recognition as a trusted advisor and influential leader.

His journey encompasses a diverse array of roles, from spearheading cyber security initiatives for esteemed clients to sharing insights on global platforms such as BBC World News. Dominic's unwavering commitment to authenticity and pragmatic problem-solving has earned him acclaim as a leading figure in cyber security. As the head coach and principal advisor at Vogel Leadership Coaching, Dominic brings this wealth of experience to empower individuals and organizations in navigating the intricate landscape of cyber security and leadership.

NEXT MONTH'S PROGRAM—TUESDAY, DECEMBER 8th

Speaker: Max Cameron, Military Archivist
Topic: "A Military History of BC"

Report of the September 8th Meeting

Attendance: 101 Members and Guests

President John Kay started the formal meeting at 9:45 with the customary welcome and recognition of our guests and speaker. As usual, he started with the traditional story. He then proceeded to open the Special General Meeting that had been called to take place prior to the AGM, for the members to vote on 3 motions, 2 of which were mostly cleaning up the bylaws, but the first motion was to change our bylaws to open our membership to women, which was narrowly passed. John then proceeded to the AGM, presenting the Financial Statements for the year and to introduce the incoming board of directors. After thanking the retiring directors, John closed the AGM and called up our new President, Jim Matkin, whose opening remarks were to thank John for his work over the last 12 months. Jim then asked Peter Phillips to the podium to report on activities, with particular attention to the October meeting, The Presidents' Lunch at The Arbutus Club. Bill Hooker then introduced our speaker, Michael Geller. A rezoning sign appears down the street. Does it promise much-needed homes, signal the loss of a familiar neighbourhood, or announce a project that may never actually get built? The answer often deserves more thought than Vancouver's housing debate often allows. Michael Geller, an architect, planner, and developer with decades of experience, brought both an insider's knowledge and a willingness to challenge the current processes. Examining the municipal, provincial, and federal housing initiatives reshaping Vancouver, he explored how the city can accommodate more people while preserving what makes its neighbourhoods desirable. His take: while density can help make affordable housing possible, higher density does not automatically produce affordability. Zoning creates possibilities - economics, design, and implementation determine what follows.

Take the Broadway Plan, for example. It covers roughly 500 blocks, allowing tower redevelopment in substantial areas of existing low-rise neighbourhoods. Geller welcomed the coming rapid transit and supported taller buildings along Broadway but questioned towers extending into the quieter streets of houses, duplexes, and smaller apartments. He favoured transitions in height that respond to the surrounding neighbourhood, rather than allowing abrupt changes in scale far from the main corridor.

There is also a serious gap between approving housing and actually building it. Redevelopment potential may excite property owners, but construction costs and financial realities can leave projects stalled. Meanwhile, tenants live beneath rezoning signs, uncertain about their futures, and maintenance can suffer while owners contemplate redevelopment. In some cases, the owners aren't even cleaning the carpets. Geller has advised owners that keeping their existing rental buildings might prove more financially rewarding than replacing them. He once considered a "REZONE" vanity licence plate, but decided against it for fear that someone would scratch his car. Across the city, six-storey apartment buildings are appearing along arterial roads. Geller linked their prevalence to changes introduced under Gordon Campbell that permitted taller wood-frame construction and encouraged the use of B.C. lumber. He urged us to look beyond the building count: who will occupy the small suites, and at what price? He also questioned whether the cumulative effects of housing taxes and restrictions had discouraged the investment needed to get homes built. Policies intended to improve affordability need to be assessed against their practical results.

He has hopes for better ways of building. A supporter of modular housing since studying it for his 1971 thesis,

additional homes can be introduced while retaining heritage buildings and neighbourhood character. One project attracted some 150 objections before later becoming the poster child of gentle density. There is another important challenge to consider: managing a tiny strata. Imagine sharing four homes with a strata president who really wanted to be prime minister of Canada. With too few owners to comfortably fund professional management, small developments need workable arrangements for life after construction.

Turning to provincial transit-oriented development rules, Geller questioned the practice of determining permissible density through protractor-drawn circles around stations and bus exchanges. He argued that a radius on a map cannot fully account for local streets, infrastructure or neighbourhood conditions. His example of the Dunbar bus loop illustrated how these rules could introduce substantially taller buildings he argued that factory-built homes can offer better construction quality and energy efficiency. Getting more housing built involves how homes are produced as well as where they are permitted. Construction methods deserve attention alongside zoning.

Geller is also supportive of "missing middle" housing - e.g. the duplexes, townhouses, and small apartment buildings between detached homes and towers. These can offer families more options and allow older residents to downsize within familiar neighbourhoods. His concern was how they fit: bulky buildings, lost trees, shadows, infrastructure demands, and reduced parking requirements can turn a promising idea into a difficult neighbour. Corner lots and mid-block properties need different design responses, with guidelines that recognize their distinct surroundings.

His own West Vancouver developments illustrated how into an otherwise low-rise neighbourhood.

He also described his opposition to Vancouver's proposed Social Housing Initiative and restrictions associated with its Villages planning process. One architect friend received a city letter designating his property for a future six-storey building with shops at street level. In the meantime, he couldn't add a laneway house, expand his home or redevelop it with townhouses. Geller initially thought his friend had misread the letter, but it said exactly that. Adding to the frustration, a study prepared for the city suggested there was little foreseeable demand for retail along that stretch. His friend was left unable to improve his property while waiting for a future use that might not be viable. For Geller, it illustrated why meaningful consultation matters: planning decisions need to account for both market realities and the people living with their consequences.

Seniors' housing offered some grounds for optimism. After an initial proposal at the Jewish Community Centre fell through, a supporter urged Geller to buy nearby houses instead. When he explained that he didn't have the money, she organized a party, invited prospective lenders and informed them that they would be financing his seniors' housing project. The resulting building stands at 42nd and Oak. Geller welcomed the growing range of independent-living and care facilities that could help older residents find suitable homes. But a conversation about these developments raised another question: there may be plenty of demand from future residents, but where will the people caring for them be able to afford to live?

Geller's closing challenge was to participate: read proposals affecting your neighbourhood, ask questions and make your views heard. Vancouver's future is taking shape now, and there is still time to help shape it.

Carl Nilsen thanked Michael and presented him with the customary honourarium.

To view Michael's slide presentation, [click here](#).

Rotarians' Investment Club

No meetings were held in July and August; however, the Investment Committee reviewed the Portfolio during those months and did not recommend any changes. In fact, the portfolio did very well.

Our last Meeting was on Thursday September 24th. Our guest speaker was Aaron Dunn CFA of Wiresift Technologies entitled "*AI update for the private investor... and answers to the questions you've been afraid to ask*" but the submit date is before our meeting, so no details are available.

On November 29th our guest speaker will be David Pike, a world leading energy journalist with 40 years of experience in oil, gas, renewables and nuclear energy. Prospective members are always welcome to attend several meetings before making a decision to join. A cash investment is required as "Skin in the Game," which has shown a good return over the years, supplemented by the knowledge and experiences shared by members. Further information is available from John Sullivan at johnws@telus.net ; phone 604-263-4486.

If you are interested, I would be pleased to forward our Agenda and detailed information to you about one week before our next meeting, which is usually the last Thursday of each month.

Probus Insights From The President



It was fitting that we ended one PROBUS year and began a new chapter on September 8 by discussing property development in Vancouver. Few subjects reveal more about the city we have become. For decades, Vancouver's

economy has depended heavily on rising land values, construction, real-estate transactions and the public revenues they generate. Development has created employment, increased municipal revenues and transformed the skyline—but has it also made our economy dangerously dependent on continually rising property prices?

We now face an uncomfortable paradox. Vancouver still suffers from a shortage of housing that ordinary people can afford, yet parts of the market appear overbuilt, with completed or proposed units that buyers cannot afford at current prices. Prices have declined from their peaks, financing costs have risen, and some projects no longer appear economically viable. Governments are therefore being asked to reduce fees, grant tax concessions or otherwise subsidize developers to keep construction moving. Is this sound public policy, or are taxpayers being asked to protect a development model built upon exceptionally high land values?

A further uncertainty concerns the security and meaning of property ownership itself. The Cowichan Tribes decision has raised difficult questions about how Aboriginal title and privately held fee-simple interests may interact. The case does not mean that private property throughout British Columbia has suddenly become invalid, and important issues remain subject to appeal and negotiation. Nevertheless, confidence in property rights is fundamental to investment, lending and development. Vancouver's future therefore requires more than constructing additional buildings: it requires an honest discussion about affordability, responsible public support, economic diversification, reconciliation with Indigenous peoples—and the legal certainty upon which every property owner depends.

Jim Matkin, President



PROBUS FRED COTTON BOOK CLUB



The Book Club will next meet at **9:30 am on**

Wednesdays, Sept 2 and Oct 7 in The Amenity Room at Elm Park Place, 5700 Larch Street (at W. 41st Avenue).

Please note – no meetings in July or August.

The book to be discussed when we meet is:

Oct 7 "A Marriage at Sea: A true Story of Love, Obsession and Shipwreck". By Sophie Elmhirst

Nov 4 "Infinity Machine" by Sebastian Mallaby

For information about the club, contact Ken Yule at kjyqc@shaw.ca or 604-266-4563

Welcome Our New Member



Larry Smith
Electrical Engineer and
Electro Optics Specialist

IN MEMORIA

*It is with regret that we announce the **passing of Hugh Robinson on July 30, 2026***

and of Honourary Member and Past President

George Adams on August 4, 2026

Our condolences to their families and friends.

The PROBUS Club of Vancouver

will make a donation in their names to

*BC Children's Hospital (Intensive Care) for Hugh
and*

Mission of Seafarers for George

PROBUS Club of Vancouver Social Opportunity Groups

To see details of how to join any of these groups, click (or ctrl-click) on the heading of each group.

The Lunch Group

There is no convenor for this group which gathers after every monthly meeting (except our October, Presidents' Lunch) at The Local Public Eatery on the corner of Cornwall Avenue and Yew Street. The number of regular lunchers (I got this from AI!) is anywhere from 8 to 12 or more. If you would like to join us, just show up!

Tennis—Bill Hooker

Bill reports that the tennis group is looking forward to the next round in October. New players will be welcomed to join them. If you are interested, contact Bill Hooker at mayneid@yahoo.com, your convenient convenor.

Fred Cotton Book Club—Ken Yule

Information about the book club is featured every month on page 3 of the newsletter. By clicking on the header above, find out full details of the current activities as well as a list of all the books discussed since 2008. The club doesn't meet in July or August.

Breakfast Group—Peter Scott

Fourteen boisterous members of The Breakfast Club gathered at the 'westward Ho! restaurant at the UBC Golf club on September 16. The slightly limited menu (they only offer poached eggs on the weekends!) still provided us with excellent food and plenty of it. On October 21, we will meet at the Café Zen at 1631 Yew St, across from The King's Head Pub. Anyone interested in joining us can contact Peter at peter26@telus.net.



Bridge Club - Jack Zaleski

Like the Book Club, the Bridge Club doesn't meet in July or August. For information on how the Bridge Club works, click on the heading above for details and how to join. Bridge Club Member Hugh Chaun reports that the Bridge Club (which Jack Zaleski organizes) has had an excellent season of enjoyable games, hosted in rotation in different members' homes. Anyone interested in joining this "fun" bridge group can get more details from Jack at jack.zaleski@gmail.com

PROBUS Club of Vancouver—Social Opportunity Groups

To see details of how to join any of these groups, click (or ctrl-click) on the heading of each group.

Policy Discussion Cafe—Jim Matkin



We discussed the hollow threat by Trump to replace Canadian potash with product from Belarus. The president of this landlocked, unfriendly country has publicly acknowledged that they have no surplus inventory available.

Canada possesses essential resources that the United States and its other allies genuinely need, but are we using this strength wisely?

We also debated Canada's increasingly close relationship with the European Union. Does closer cooperation give Canada useful economic and diplomatic alternatives, or could excessive alignment with Europe weaken our sovereignty, prosperity and vital North American relationships?

We considered the possibility of human extinction caused by rogue artificial intelligence. Advanced AI can reason, discover unexpected relationships, and develop powerful new ideas. Einstein transformed our understanding of the universe by perceiving the mysterious connections between space, time, and gravity. Could AI make discoveries of comparable importance? Only government coming together can build effective guardrails.

Rotarians' Investment Club

Everything you need to know about how The Rotarians' Investment Club operates can be found by clicking on the above heading. Information on the Club's monthly meetings is featured each month on page 3 of this newsletter. For more information, contact: John Sullivan, Chair Membership, Promotion and Hospitality at: johnws@telus.net or telephone at 604-263-4486

Pub Nights—Peter Phillips

An eager group of 12 severely dehydrated club members met on the outside patio of the Regal Beagle Pub on August 13th. The exchanges were joyful as the required frequent acts of rehydration were replaced with beer-dration beneath large cooling canopies.

There is an eagerness to repeat the process at **4pm on September 10th**

At the **Shaughnessy Pub & Restaurant at the Van Dusen Gardens**

If you wish to beerdrate with us, contact Peter Phillips at pjpphillips@hotmail.com

THE PRESIDENTS' LUNCH WITH DOMENIC VOGEL

TUESDAY, OCTOBER 13TH – 9:30

At The Arbutus Club, 2001 Nanton Avenue

Morning coffee and tea service will be available from 10 am

Open to members and one guest per member



Dominic has nearly 20 years of experience in the cybersecurity field and his clients value his authentic, genuine, and pragmatic approach. Dominic is the head coach & principal advisor at Vogel Leadership Coaching, a leadership advisory company specializing in cyber security. Dominic hosts the Cyber Security Matters Podcast, a highly regarded podcast that explores the intersection between cyber security and business. Dominic is a self-professed positive troll and believes in the power of uplifting others through his coaching practice and encouraging his coaching clients to explore their hidden dimensions and unleash their inner awesomeness! Drawing upon nearly two decades of dedicated service in the cyber security realm, Dominic Vogel stands as a seasoned authority in the field. With a career marked by a relentless pursuit of excellence, Dominic has garnered recognition as a trusted advisor and influential leader. His journey encompasses a diverse array of roles, from spearheading cyber security initiatives for esteemed clients to sharing insights on global platforms such as BBC World News. Dominic's unwavering commitment to authenticity and pragmatic problem-solving has earned him acclaim as a leading figure in cyber security.

As the head coach and principal advisor at Vogel Leadership Coaching, Dominic brings this wealth of experience to empower individuals and organizations in navigating the intricate landscape of cyber security and leadership.

Following Michael's presentation there will be a fellowship break, after which a healthy and hearty Gourmet Buffet will be served. There will be a vegetarian soup, assorted white and whole wheat sandwiches and tortilla wraps with a variety of meat, seafood and vegetarian fillings, crudités and salad, and finishing with assorted dessert squares and cookies.

REGISTRATION IS REQUIRED FOR THIS EVENT
COST: \$40.00 PER PERSON THROUGH ADMITONE
NO REFUNDS AFTER OCTOBER 6

For refunds, please contact peter26@telus.net

To register with AdmitOne, [click here](#)

**Please direct any questions to Peter Phillips at
pjpphillips@hotmail.com.**

TUESDAY, OCTOBER 27 – 9:45 TO 11:30 **CLIMATE WALK OF THE CENTRE FOR** **INTERACTIVE RESEARCH &** **SUSTAINABILITY AT UBC**



We will meet at the entrance of the Centre at 2260 West Mall at 9:45 before going to the CIRS policy labs, room 1141 where we will meet our facilitators Olivia and Angie. We will have a 20-minute discussion before participating in a 50-minute walk about the campus. The West Parkade (pay parking) is across from the CIRS at 2140 Lower Mall. Many buses arrive at the UBC bus loop.

This activity will go ahead rain or shine. Extra belongings can be safely left at the CIRS.

“A Climate Walk is an interactive, reflective walk-through everyday spaces at the UBC Vancouver campus that helps us connect with both the natural and built environment around us. It’s a chance to observe sustainable features in buildings and landscapes, learn how these elements support climate action, and imagine how we might bring similar ideas into other spaces.

This Climate Walk invites us to slow down, observe, and engage with the spaces we move through every day on the UBC campus. And, as we walk and reflect together, we also nurture a sense of connection and collective care: key ingredients for both sustainability and wellbeing.” Dr Kshamta Hunter, Manager, Transformative Learning & Student Engagement, Sustainability Hub

REGISTRATION IS REQUIRED FOR THIS EVENT
COST: \$10.00 PER PERSON THROUGH ADMITONE
NO REFUNDS AFTER OCTOBER 20

For refunds, please contact peter26@telus.net

To register with AdmitOne, [click here](#)

Please direct any questions to Peter Phillips at
pjpphillips@hotmail.com.

INFORMATION FOR OUR MEMBERS

(Please note that nothing here is sanctioned by our club, it is strictly for your information)

David Haughton was our speaker in February, 2020. He has asked us to notify our members of an exhibition of his art.

David A. Haughton
Portraits - The Ancient Ones
October 1 - 14, 2026
Noon - 5PM daily
Tuesdays & Fridays until 8PM
Visual Space Gallery,
3352 Dunbar Street,
Vancouver, BC
www.haughton-art.ca
haughton-art@shaw.ca



POLYGON ART GALLERY

101 Carrie Cates Court (Opposite Tap and Barrel)
Shipyards North Vancouver

Greg Girard exhibit of photos of

old Vancouver 1972-82) plus Shanghai and Hong Kong
running until Sunday, October 25.

Peter Phillips is planning to go on **Saturday October 10th**
when there will be a Free tour at 1.30.

(Payment by donation only)

If you would like to join him at 1:15 for the tour, please email him at
[**pjpphillips@hotmail.com**](mailto:pjpphillips@hotmail.com).

We have received a request from a research assistant for the Daily Activities, Social Events and Health (DASH) study led by Dr. Theresa Pauly at the Lifelong Health and Wellbeing Lab in the Gerontology Department at Simon Fraser University. The DASH study focuses on the roles of social connections, and physical activity in relation to health and wellbeing during older ages.

By participating in the DASH STUDY, you'll have the opportunity to:

- Contribute to scientific knowledge about healthy aging
- Receive a gift card or make a donation as a token of appreciation for your time
- Play a vital role in shaping future health initiatives for older adults

Participation in the study involves completing two in-person sessions as well as brief surveys, wearing activity monitors, and providing saliva samples over a period of 7 days. Don't worry if you're not tech-savvy – we'll provide all the necessary guidance and support! If anyone is interested in taking part in this project, [**Click here**](#) for all the details and who to contact. To see informational posters, [**Click here**](#).

BOARD OF DIRECTORS – 2026 - 2027



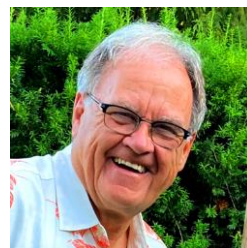
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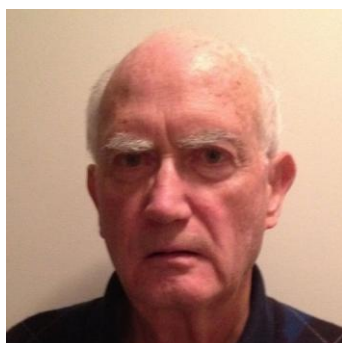
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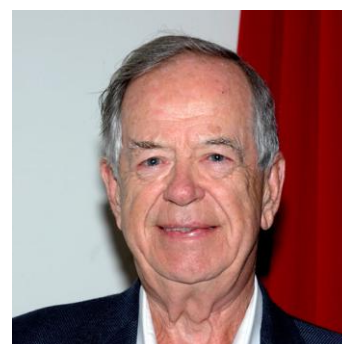
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