



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

September, 2026

Next Meeting: Tuesday, September 8 at The H.R. MacMillan Space Centre
Speaker: Michael Geller, Fellow Probus Member – Real Estate Consultant
Topic: “Density by Decree: The Future of Vancouver’s Neighbourhoods”
9:00: Coffee and Timbits
9:30: Meeting commences followed by our speaker’s presentation.

PLEASE NOTE THAT THIS IS OUR AGM AND WE WILL ALSO HAVE A SPECIAL GENERAL MEETING IMMEDIATELY PRIOR TO THE AGM. NOTICE OF BOTH MEETINGS WAS SENT OUT TO ALL MEMBERS ON AUGUST 13TH. IT IS IMPORTANT FOR THE FUTURE OF OUR CLUB THAT WE GET A GOOD ATTENDANCE

Michael Geller



Michael Geller is a well-known planner, real estate consultant, and property developer with a longstanding interest in innovative and affordable housing and mixed-use development. A retired architect, and former official with CMHC, he also serves on the adjunct faculty of Simon Fraser University.

Michael is principal of The Geller Group, that comprises his consulting and development companies. It provides strategic planning, real estate development, and urban design services to clients in the private, public, and institutional sectors. Notable projects include Bayshore in Coal Harbour, Deering Island in Southlands, and UniverCity at SFU. He has also developed or participated in the development of numerous condominiums, coops, and rental homes.

Recently, Michael has been paying close attention to new provincial and municipal legislation which he thinks will have considerable impact on development around the Vancouver region.

In addition to his work as a consultant and developer, Michael is a frequent media commentator and public speaker on urban planning, housing, and development issues. He has been honoured as a Fellow of the Canadian Institute of Planners and was recently named one of the 20 most influential people in BC real estate.

NEXT MONTH’S PROGRAM—TUESDAY, OCTOBER 13th
THIS IS THE PRESIDENTS’ LUNCH AT THE ARBUTUS CLUB
SEE PAGE 7 FOR DETAILS AND REGISTRATION

Speaker: Dominic Vogel

Topic: “Cyber Crime In The 21st Century”

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Report of the August 11th Meeting

Attendance: 80 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 asked Richard Spencer to introduce a new member (see Welcome New Members on page 3). John then called on Jack Zaleski to present upcoming activities, details of which are in this newsletter. After thanking today's greeters, Al Hurwitz and Tony Boardman, John asked Raymond Greenwood to introduce our speaker, Tom Lancaster.

Granville Island may be one of Vancouver's most beloved places, but as General Manager Tom Lancaster reminded Probus members, it is also one of its strangest. It is not really an island, has no conventional land title, is run by a federal housing agency, and was never meant to remain there for half a century. Lancaster took us through its past, present and uncertain future.

Long before it drew market shoppers, famous chefs, and theatre-goers, the area was part of the tidal flats of False Creek. The Musqueam, Tsleil-Waututh and Squamish peoples had used it for thousands of years to gather food and come together. In the early 1900s, False Creek was dredged, and material dumped onto the mudflats, creating the industrial island that would eventually become Granville Island. Beneath today's streets and buildings is essentially "seashells and bird shit" - definitely not the ideal place to be during an earthquake.

Legally, the island is unusual too. It was created through a historical "quitclaim" process rather than conventional land registration, so there is no standard land title. This is one reason transferring it elsewhere is so complicated. For decades, the island was dominated by industry: marine businesses, logging, mining-related uses, manufacturing and munitions storage during WWII. By the early 1970s, much of False Creek had become a deteriorating post-industrial landscape. When CMHC took responsibility in 1973, the answer was to simply reuse what was already there. Old industrial buildings were adapted rather than demolished, preserving the working character that still distinguishes Granville Island. Much of the surface debris was reportedly scraped together to create what is now Ron Basford Park, named for the federal minister who championed the island's redevelopment. Basford and Pierre Trudeau were friends, and apparently enjoyed discussing Granville Island's future over cognac.

The Public Market opened in 1979, partly to support the new residential community in False Creek South. Granville Island was supposed to be transferred to another entity by the mid-1980s. Instead, it proved so successful that the temporary arrangement simply continued. That left CMHC as steward for more than 50 years. An original Granville Island Trust was intended to assume real financial responsibility, but never did. Authority ultimately remained with CMHC, while the Granville Island Council provides local direction without formal legislative power. Today, Granville Island welcomes more than 10 million visitors a year and supports more than 350 businesses and roughly 3,000 jobs. But it is not simply a commercial destination. There is a substantial cultural subsidy: nearly \$800,000 a year in direct core funding to cultural

subsidy: nearly \$800,000 a year in direct core funding to cultural partners, about \$600,000 in in-kind support, and roughly \$6 million annually in foregone revenue through below-market rents. The False Creek Community Centre, for example, pays just \$1.97 per square foot. The island also provides free basketball and tennis courts and a water park. However, the model is financially strained. Granville Island receives no tax-supported operating subsidy. Its roughly \$19-million annual operating budget is funded through leases and partners, about \$600,000 in in-kind support, and roughly \$6 million annually in foregone revenue through below-market rents. The False Creek Community Centre, for example, pays just \$1.97 per square foot. The island also provides free parking, with approximately \$2.5 to \$3 million left in a good year to reinvest in the island. Its reserves are a dwindling "bag of money," built through years of deferred maintenance. Meanwhile, the assets are aging. Electrical systems are at or beyond their useful lives, the seawall is decades past its intended lifespan, and sea-level rise adds another layer of urgency. At the same time, thousands of new residents are coming to nearby Senákw, and False Creek South is expected to grow dramatically. Granville Island will soon have far more people living within a short walk than anyone imagined a generation ago.

Granville Island 2040 sets out an ambitious future: improve access, renew and expand the Public Market, strengthen arts and innovation, and restore the public realm. With one road in and out, more parking is definitely not the answer. The island needs better walking and cycling connections, links to the Granville Bridge, and integration of the False Creek ferries into the regional transit system. The Public Market could expand into a broader "market district," with more food businesses, public spaces and leasable space. The now-vacant Emily Carr building is being envisioned as an Arts and Innovation Hub to squeeze another 15 or 20 years out of it, then have "a big party," take it apart and burn what cannot be dismantled (while wearing masks, of course, because of the asbestos). Fun fact: the building was once used for rum-running during Prohibition!

Lancaster also brought Granville Island's history to life with a series of archival photographs, showing its transformation from tidal mudflats and a gritty industrial site into the public market, arts and cultural hub we know today.

Preserving Granville Island will require change. New buildings may be larger and more contemporary, and public-private partnerships may bring private capital onto the island. Lancaster expects some people to "freak out" when it begins to look different, but urged us to support thoughtful change rather than demand that it remains frozen in time. A new Granville Island Foundation, expected to launch in early 2027, will provide another vehicle for reinvestment and philanthropy. Granville Island's great opportunity may be the same one that created it in the first place: taking something old, complicated and imperfect and imagining what else it could become.

Bill Hooker thanked Tom and presented him with the customary honourarium.

Slides not available due to Federal Government regulations.

Rotarians' Investment Club

No formal meetings are held in July and August, however the Investment Committee reviews the Portfolio during those months and informs members if any changes are recommended. Our next Meeting will be at 6.00 pm on September 24th at the RVYC at 3811 Point Grey Road.

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.

If you are interested, I would be pleased to forward our Agenda and detailed information about one week before the meeting date.

Further information is available from John Sullivan, Membership Chair, RIC
604-263-4486 (landline) or johnws@telus.net

Probud Insights From The President



As I write this last message I am amazed at how quickly the year has flown by since taking on the role of President of the club. It has been a privilege to serve as

President with the support of a very collegial Board.

My thanks to Hugh Lindsay, Tony Zoobkoff and Greg Lonsbrough who will be leaving the Board after many years of service.

We have had a very successful year with many interesting speakers on a wide range of topics. The social side of the club has been very active with a number of well attended outings, and an expansion of the various group meetings.

We managed to generate a small surplus from this year's operations primarily due to the rate increase we instituted at the beginning of the year.

We have our AGM on September 8th with the special resolution to consider opening the membership to women. We have reached a critical point, in my opinion, as our membership numbers continue to decline.

The age of our members is against us as 70% of our members are over 80, and 20% over 85.

Society has changed profoundly over the past 30 years with women now occupying leadership positions in all the professions, business and government. To exclude such women from membership seems counter intuitive.

Please attend the AGM to make your vote count as proxy votes are not permitted.

We are planning to have our annual past Presidents lunch at the Arbutus Club on October 13th where we have the opportunity to say thank you to men who have made significant contributions to the Club.

Finally, thank you for giving me the honour of serving as your President over the past year.

John Kay
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:

Sept 2 Embedded: The Irreconcilable Nature of War, Loss and Consequence by Catherine Lang

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

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

On Thursday, June 25th, 13 hearty players convened at the UBC Tennis Centre to participate in the Probus Invitational Mixed Doubles Tennis Tournament. After 20 invitees declined for a host of reasons. Finally, we managed to recruit five Probus members and supplemented with eight outliers. So, with everyone arriving at 1:00 pm, we proceeded to play our usual three hours with different pairings each hour. Scoring continued to be total wins per team with range from 15 to 34, matching February's high score (so watch out, John Fraser and Peter Stephen). The Probus participants were Tim Gibbs, Rick Brenner, Terry Collette, and Fred Lockwood. Bill Hooker subbed in for one of the other players who had to bow out because of a prior injury. The others were Greg Butler, Myra Elson (whose Probus member husband Jan Nordin was in Sweden and thus unavailable), Marty Levine, Catherine Mead, David Morrish (potential speaker on cybersecurity), Eileen Murray (since we always like to have a doctor on board), Walter Schneider and Ian Wallace. The reports from all quarters was an enjoyable session both athletically and socially. We are all looking forward to the next round in October. 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

On August 19, fourteen members of The Breakfast Club gathered at De Dutch Pannekoek Restaurant at Oak and West 16th Ave, a long-established Vancouver tradition, where we enjoyed generous portions of typical Dutch dishes with several of us being sure to include a pannekoek with Stroop, the Dutch equivalent of our Maple Syrup – sort of!

We were seated at 4 separate tables so each table had its own lively conversation. We were sorry to recognize that our member, Hugh Robinson, had died since our last gathering but we welcomed Anders Nordin as our latest new member to represent the Scandinavian countries.

For our September 16 gathering we will be returning to the Westward Ho at the UBC Golf Club. Anyone interested in joining us can contact Peter at peter26@telus.net.

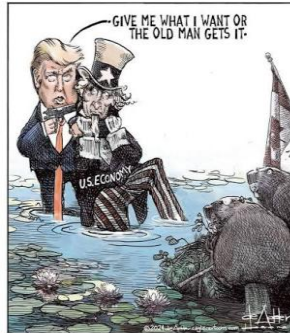
Bridge Club - Jack Zaleski

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



"Self-inflicted economic harm!"

We are in a trade war with our largest trading partner; how will we fare?

Canada sells the U.S. things that are difficult to replace

This is Canada's strongest card—and considerably more important than ordinary retaliatory tariffs.

In 2025, Canada supplied **63.4% of U.S. imported crude oil, nearly 100% of its imported natural gas, 97.9% of its imported natural-gas liquids, and 81.3% of its imported electricity**. Canada is also the world's largest potash exporter, and the United States takes 53% of Canadian potash exports.

Critical minerals provide another pressure point. Canada exported **\$28.8 billion of critical minerals to the U.S. in 2025**, producing a \$20.2-billion Canadian surplus in that trade.

The possibility of an export tax on **electricity and critical minerals—and even oil and potash—if the dispute becomes sufficiently serious**.

Trump using the disreputable Smoot-Hawley Tariff Law today against Canada harms the US more than it harms Canada, just as it did in 1930, advancing the Great Depression. The irony is too much."

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

THURSDAY, SEPTEMBER 3RD —TIME 9:45 AM
A GUIDED TOUR OF
THE BRITANNIA MINE & MUSEUM
150 Copper Drive, Britannia Beach



We will have a private tour, which requires a minimum of 15 members and guests (and a maximum of 25). There are several new features at the museum which have been added recently. We should plan to arrive at 9:45 to allow for traffic delays. Our tour will include The Underground Rail Tour and Experience BOOM!

The Underground Tour (Our train is booked to depart at 10:30)

The Underground at Britannia Mine Museum offers a glimpse into life at one of British Columbia's largest historical copper mines. Board the mine train, just like miners did in 1914, and travel into an early haulage tunnel. Inside, interpreters demonstrate mining equipment and share insights about Britannia's copper mining history.

Experience BOOM!

Our Award-Winning, multi-sensory attraction. Discover a thrilling light, sound and special effects experience. BOOM! introduces audiences to the story, sights and sounds behind the architectural marvel, Mill No. 3, with an immersive live-action experience -- fun for all ages! This experience offers multiple screens, over thirty speakers, and leading-edge special effects bringing all 20-storied back to life!

30 minutes of your choice of either gold panning, exhibit explore or a live demonstration of how EPCOR works, called Chemistry of Cleanup, Gold Panning, Terra Lab Exhibit

Lunch Options

There are a couple of options for lunch following the tour for those who wish to stay. The Chatterbox Café is in the Museum grounds and offers a variety of sandwiches, snacks and hot drinks. The Autostrada Oyster Bar and Grill is a high-end restaurant with a full food and drinks menu. Both can be viewed on Google.

CARPOOLING WILL BE ORGANIZED

REGISTRATION IS REQUIRED FOR THIS EVENT
COST: \$50.00 PER PERSON THROUGH ADMITONE
NO REFUNDS AFTER SEPTEMBER 1

For refunds, please contact peter26@telus.net

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

Please direct any questions to 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.

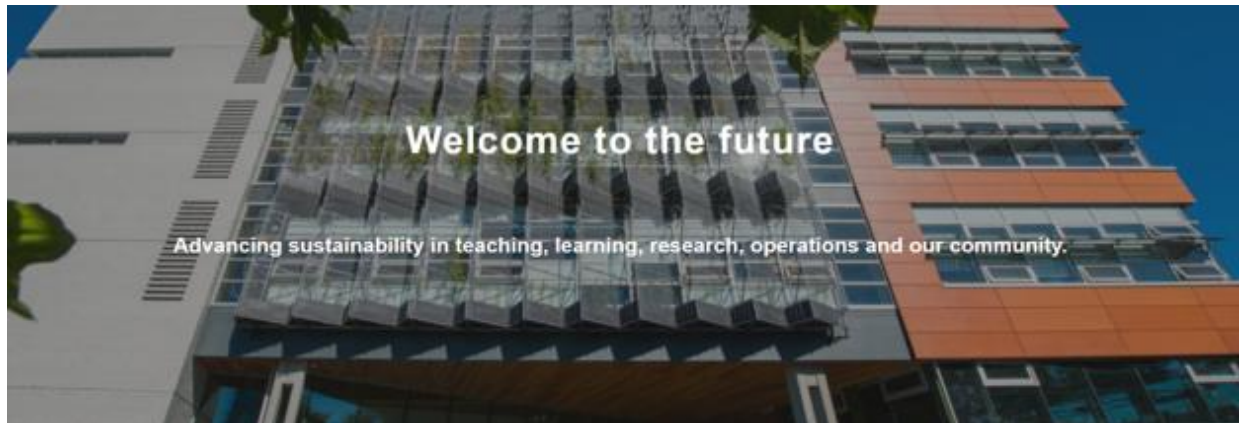
REGISTRATION IS REQUIRED FOR THIS EVENT
COST: \$40.00 PER PERSON THROUGH ADMITONE
NO REFUNDS AFTER OCTOBER 6

For refunds, please contact peter26@telus.net

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

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

COMING SOON! A CLIMATE WALK OF THE CENTRE FOR INTERACTIVE RESEARCH & SUSTAINABILITY AT UBC



The Activities Committee is looking into arranging a tour of this facility at UBC. Look for more information next month

CIRS operates as an interdisciplinary hub for sustainability research, teaching, planning and operations, as well as a sustainable building research subject.

History & Vision

The idea for the CIRS building was originally conceived by Dr. John Robinson in 2000 as an opportunity to push the envelope of sustainable building by integrating passive strategies with innovative, sustainable technologies.

CIRS was designed to be the most innovative and high-performance building in North America, with net-positive goals in energy, operational and embodied carbon emissions, and water quality, as well as health, happiness and productivity. Flexibility and adaptability principles were included in the design of CIRS so the building could respond to future uses and requirements without the need of expensive and wasteful renovations.

CIRS houses multiple academic and non-academic offices, research labs studying renewable energy and wastewater treatment, meeting spaces and a lecture hall. It's also home to student-driven initiatives including the Food Hub Market.

The 4-storey building has a gross area of 5,675 m² (61,085 ft²) and has achieved Platinum certification under the LEED (Leadership in Energy and Environmental Design) Green Building Rating System™.

For over a decade, CIRS has operated as a hub for sustainability on UBC Point Grey campus. Using a **living laboratory** approach, CIRS contributes knowledge, lessons and models to be shared and used on a global scale.

REPORT ON THE OLD GROWTH FOREST TOUR

On August 18th, 19 sturdy members, some with their partners, made their way to the #5 parking lot on the Cypress Bowl turnoff road. There was some delay and disruption due to the repaving of the road requiring a stop/start process along the way. However, undeterred, they were greeted upon arrival by the Senior Tour Guide, Alan Bardsley, President of the Old Growth Forest non profit organisation.

The group was then divided into 2 smaller groups, each with a tour guide, to direct them along winding trails past the old growth red and yellow cedars. Detailed accounts of the Forest growth and interconnectedness of the trees was given by the guides as the groups were able to identify several trees along the way, including some up to 800 years old. Spectacular views were seen, along with details of the origins and demise of some of the old growth and with expectations for future growth. The 2 groups met up and posed for classic environmentally laden photos before heading back to the parking lot and to their cars. Some of the group later stopped off upon their return, at the Cypress Village Pop in for drinks and pizza to relax and enjoy the beautiful views.

Altogether a very worthwhile event.

