



Harbour Cove

An Introduction to the History of False Creek and Harbour Cove



And

A Brief Guide to Condominium Living

Fourth Edition, 2022

Table of Contents

PREFACE TO THE FOURTH EDITION.....	3
INTRODUCTION.....	4
1. The False Creek Area: 1893 to 2013	5
2. A Brief History of Harbour Cove and Creekside Park	16
Appendices	19
1. The sad history of the Kitsilano Indian Reserve #6.....	19
2. Council’s duty for transparency and the duty of owners to be informed	20
3. Our Staff and Property Management Firm	21
4. Security	22
5. Communications.....	23
6. Owner Amenities	23
7. Parking and Lockers.....	24
8. Renting and Pets.....	25
9. The Harbour Cove Housing Co-operative.....	25
10. Some interesting trivia about Harbour Cove.....	26
11. The Harbour Cove “Originals”	28
12. Information Sources	30
13. Photo Gallery.....	30



False Creek 1947 and 2019



PREFACE TO THE FOURTH EDITION

Welcome to the fourth edition of An Introduction to the History of False Creek and Harbour Cove and A Brief Guide to Condominium Living.

I was motivated to prepare the first version of this paper when I was on council (2005-2008) and realized how little I knew about Harbour Cove and topics relevant to the ownership and governance of a strata. As Dunning and Kruger would have said, I too often found that I didn't even know what I didn't know!

My thanks go to several people who assisted in the preparation of the first edition of this document, which was published in November of 2013. Non-residents who helped were Robert Burkinshaw (Trinity Western University), Lynda Dymtryshyn (Central 1 Credit Union), John Forrester (retired), and Tony Hepworth (Pennyfarthing Development Corp.). Harbour Cove residents who helped in drafting some sections, or in editing, or by just providing useful ideas or photographs include Gail Hale, Brian Hale, Shauna Hanvey, Suzette Jestin, Dorothy Meilicke, Joe Murphy, and Doug Reid.

Special thanks go to owner-residents Joseluis Castelo, Water Coplick, Paul Heaton, and Steve Mostardi. Over the years, many owners have been valuable members of Council but I doubt there were any who cared more about the welfare of Harbour Cove than these four. In good part I was stimulated to prepare this paper because I knew that others might not have the access that I had to folks like them with comparable knowledge and experience.

Brenda Carney, who has unfortunately since passed away, deserves very special mention for her outstanding work in editing the photographs, formatting the layout, and contributing most of the contemporary Harbour Cove photographs. She was my editorial Mary Poppins for the first edition in 2013 and totally transformed the document in a most delightful way.

Carl A. Meilicke,
camdot@shaw.ca
February, 2022.

INTRODUCTION

Harbour Cove is a condominium with 304 strata lots (suites). Its legal description is “Strata Corporation VR 1291”. These strata lots are located in three interconnected buildings. Phase One (1450 - Pennyfarthing Drive) has 123 strata lots, Phase Two (1470) has 75, and Phase Three (1490) has 106. Phase Three includes 21 units in the Harbour Cove Housing Co-operative. Construction of these three phases was completed in 1983, 1985, and 1986.

Each strata lot, including those in the Co-op, is entitled to one vote. These votes are used to elect a governing Council of five to seven owners and to pass motions and resolutions that instruct and direct that Council.

For most owners, an investment in Harbour Cove represents a significant part of their net worth. It is also their private residence. Each owner has strong personal feelings about the management of their investment and also about their right to live their life, in their private home, as they see fit.

The elected councilors are responsible for the common good of all owners but they also have their own opinions, their own needs and preferences, their own network of friends and advisors, and their own personal limitations and failings.

Trying to reconcile all of the resulting expectations and demands in a fair and equitable way is a challenge for all owners and especially for members of Council. As a result, Council membership calls for a major commitment of time and effort. This commitment is especially demanding because the Council members are owners who donate their time from their personal and professional lives.

In short, Harbour Cove is like a small village. It is a community of residents who rely on democratically elected officials for significant governing decisions within the framework of the Strata Property Act and the Harbour Cove Bylaws and Rules..

Winston Churchill once said that “democracy is the worst form of government, except for all those other forms that have been tried from time to time.” He was right and for a democracy to succeed, the participants in it must be proud to be part of it and must have a sound understanding of the rights and obligations of both the governed and the governors. That is the purpose of this document: to help owners and Council members achieve the shared commitment and knowledge that is essential if our little democracy is to be successful.

A note about the author: Carl Meilicke (B. Comm., DHA, Ph.D) is a Professor Emeritus in the Faculty of Medicine, University of Alberta. Carl and his wife, Dorothy (RN, B.Sc.N, M.Ed.), have lived in Harbour Cove since 2002. He served on the Council of Harbour Cove in 2005-8. Dorothy is a retired senior nursing administrator and currently serves on the Gardening Committee.





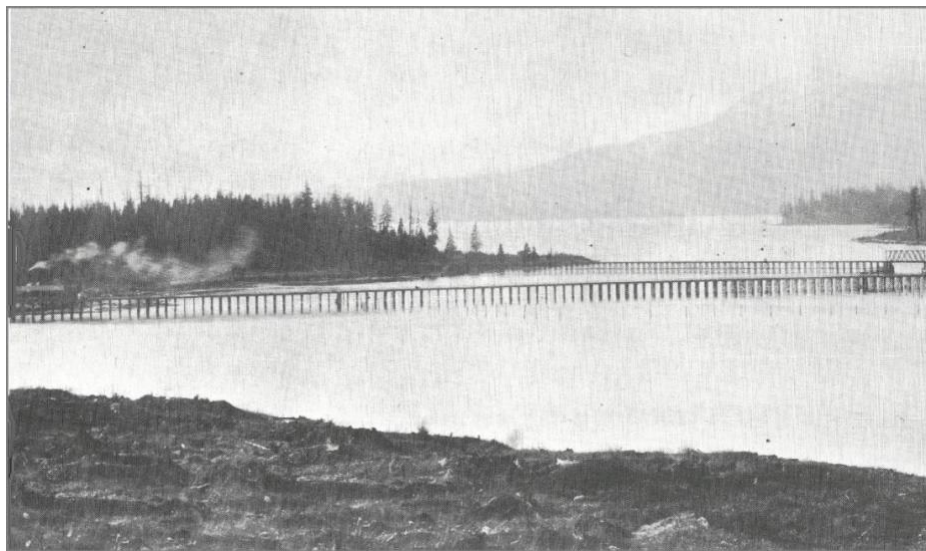
1. The False Creek Area: 1893 to 2013

In the summer of 1983, a young UBC student working toward his Ph.D. in history, Robert Burkinshaw, was hired by the City of Vancouver Archives to write a history of False Creek. This study was commissioned in anticipation of the forthcoming Vancouver Centennial in 1986. The site for the Centennial buildings and facilities was to be on the north shore of False Creek.

Mr. Burkinshaw produced a fascinating booklet of some 80 pages in which he reviewed the history of False Creek from 1859, the time of its discovery by Captain George Richards, to 1983. He also included a wonderful array of photographs from as far back as 1883 and copies of maps of the coastal region off Vancouver from as early as 1791. His history ends in 1983 which was, as it happens, one year after Phase One of Harbour Cove was completed.

This book is a must read for anyone with any interest in the history of False Creek. It is available at the City of Vancouver Archives. The proper reference citation is Robert K. Burkinshaw: *False Creek: History, Images, and Research Resources*, City of Vancouver Archives, Occasional Paper #2, 1983. (Dr. Burkinshaw subsequently became the Dean of the Faculty of Humanities and Social Sciences at Trinity Western University.)

Most of the photos and background data in the following section are drawn from Dr. Burkinshaw's paper and they cover a span of 90 years from 1893 to 1983. (All the other photos that I have added to this document increase the time span to 120 years). The following photo was taken in 1893.



The C.P.R.'s Kitsilano trestle bridge as it appeared from the Fairview Slopes in 1893. In the foreground is the [first] Granville Street bridge, built in 1889, with its swing span visible on the extreme right. (*Burkinshaw, p.16*)

The location of what became Harbour Cove is between the above two bridges. The smoke on the

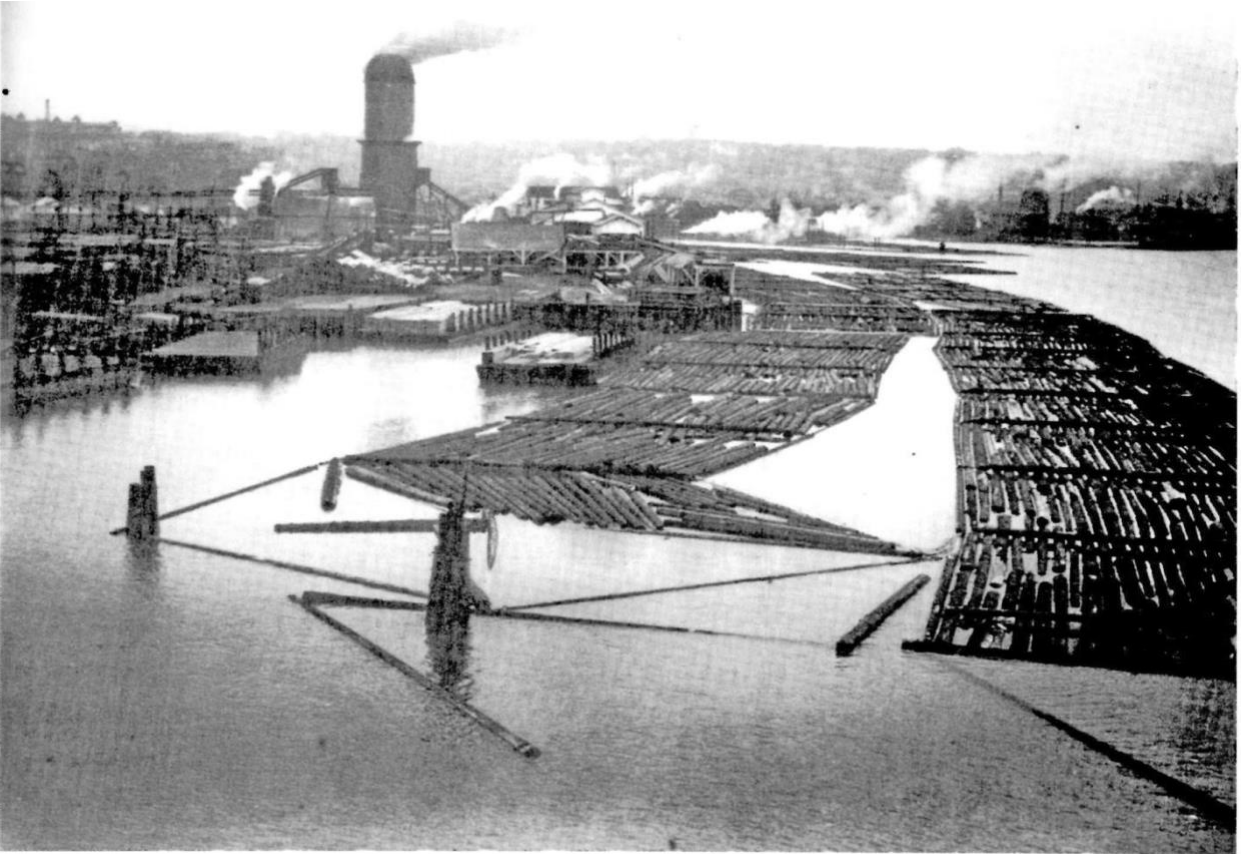
left side of the photo was from the site of the Indian village of Snauq (or, Sun'ahk). The village had served for several hundred years as a base from which the natives harvested the abundant fishing and other food resources that were to be found in the False Creek basin (*Burkinshaw, p. 4*). The approximate location of the village is now marked by the standing Welcome Figure located at the south-east end of the Burrard street bridge. (*Historic Kitsilano, Vancouver Heritage Foundation, p. 1*)

The following lengthy quote from *False Creek's Watershed then and now* (Vancouver Archives), captures the amazing atmosphere of False Creek before the white man appeared on the scene. "To picture what the land around False Creek looked like 150 years ago, one has only to visit the old-growth forest at Lighthouse Park, the clear waters of Lynn Creek, the historic native village site at Jericho Beach, or the vast tidal flats of Boundary Bay. Then imagine a creek choked with the squirming red bodies of hundreds of returning salmon. The watershed around False Creek was once dense with huge coniferous trees, some over 1,000-years-old. Berry bushes of all kinds flourished in the understory. Bears and cougars roamed the woods, elk and deer inhabited the grassy pastures. In marshy areas near what are now Douglas Park and Trout Lake, beavers built dams. There was a large bog called the Tea Swamp, south of 15th, between Main and Fraser. Creeks flowed from these marshy areas, swelled with countless other small streams, and wound their way down to the sea. Salmon and trout thrived. At high tide, the peninsula of present day downtown Vancouver was an island. The eastern end of False Creek was a large tidal flat, fanning out from a narrow isthmus of land at what is now Main Street. The shallows supported abundant sea life such as oysters, clams, crabs, and mussels. The seawater was rich with oolichans, herring, perch, flounder, and rock cod. Sturgeon came into still side waters to enjoy their warmth and calm. Because of the rich intertidal life, thousands of migratory birds lived around the creek, and seals and orcas were often seen. The First Nations used to say, 'When the tide is out, the table is set'."

The construction of the above Kitsilano trestle bridge by the CPR in 1886 was the beginning of an 82 year period of political debate and confrontation over the future of False Creek. The proponents of industrialization maintained the upper hand until 1968 when the City Council finally voted to change the industrial designation of the basin and pursue a policy of "recreational, residential, commercial and cultural developments". (*Burkinshaw, p. 59.*)

Burkinshaw's caption for the following photo states: "Sawmills on the south shore of False Creek, west of Cambie Street, 1912." Rapid growth of the city and improved transportation facilities had brought very rapid industrial growth to the south shore in the first decade of the twentieth century. (*Burkinshaw, pages 28 and 29.*)

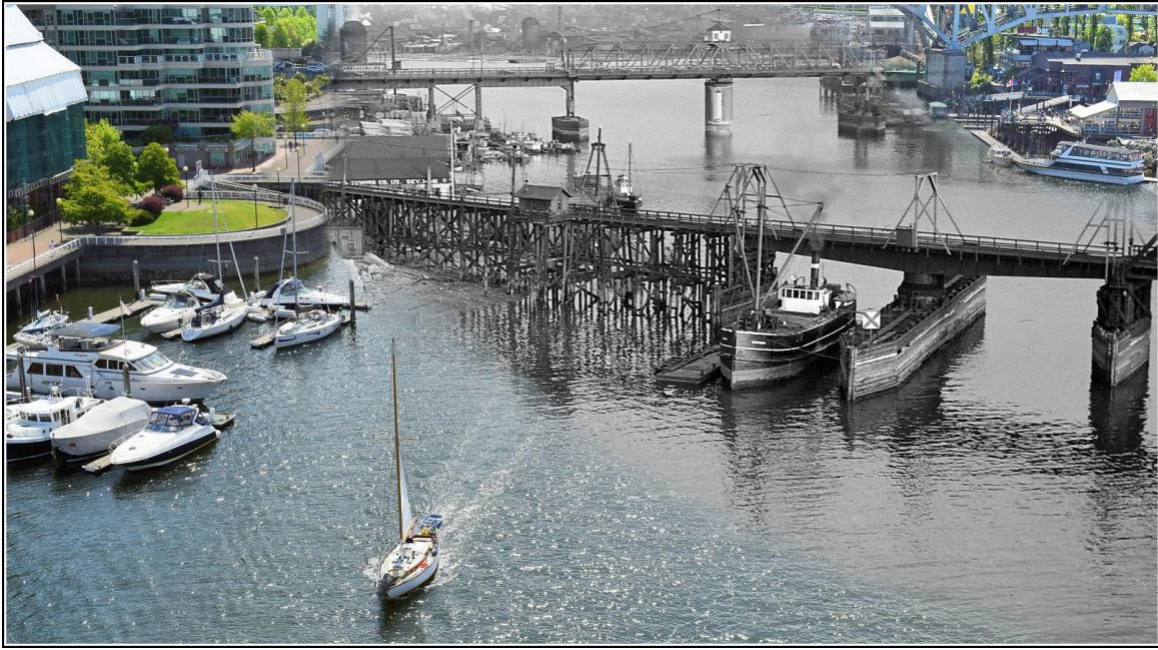
Granville Island does not appear in the following photograph because it was not "constructed" until 1916. Prior to that it was just a mud flat that only appeared during low tide. In 1916, a berm encompassing 35 acres of mudflats was constructed and an island was created under the Granville Bridge with almost a million cubic yards of fill at a cost of \$324,000. (*Condopedia Vancouver.*)



By the mid 1920's, False Creek area had become a major industrial sector with massive problems of air and water pollution. The following photo was taken from the south shore of False Creek, again facing west from near Cambie Street, and further illustrates the very heavy industrialization and pollution that had emerged. (*Burkinshaw, p. 40.*)



This next photo illustrates the busy marine traffic into and out of False Creek under the Kitsilano trestle bridge (1899 to 1982). (Note the last remaining sections of the old Granville Bridge (1909 to 1955), and above it a portion of the newest (1954 -to the present).



From: James Crookall, City of Vancouver Archives, 1954.

The following photo is a northward view from the Fairview Slopes towards the Burrard Street Bridge and the Hotel Vancouver.



The Burrard bridge was completed in 1932 and the hotel opened in 1939, so this photo is probably from the early 1940's. The photographer must have been standing a few blocks south of False Creek on or near what is now Fir Street.

In the foreground, one can see the old CPR tracks which now form the south-western border of the Harbour Cove property. (This photo was provided by Douglas and Margaret Reid, Suite 705, Phase Three.)

Burrard Street, by the way, was named after Sir Harry Burrard-Neale. Even though he never visited Vancouver, he was a close friend of Captain Vancouver's and had served with him in the West Indies. Busts of Captain George Vancouver and his friend can be seen in ships prows that jut out from the superstructure of the center span of the Burrard bridge (there is a V under Vancouver's bust and a B under Burrard's).

The City of Vancouver has classified the Burrard bridge in the top category of historic buildings in Vancouver and it appeared on a stamp issued by Canada Post in 2011. This stamp was in a series showcasing five notable Art Deco structures in Canada.

The huge lamps resembling large barrels on the top of the pillars at either end of the bridge are meant to depict the open fires, in barrels, around which Canadian prisoners of war in Germany huddled during WW I. By the way, driving at around 40k per hour, one can look through the concrete railings and have an unobstructed view of what lies beyond.

The following photo, which was taken in 1949 from the Burrard Bridge, shows what is now the location of Harbour Cove, Central 1 Credit Union, and The Clipper. These buildings now sit in the curve of the railroad track shown in this photo. The trestle bridge was demolished in 1982. (*Burkinshaw, p. 50.*)



The office building in the left-middle background, which was built in 1931, is still on the corner of First Avenue and Pine Street. The armory, which was built in 1936, can be seen in the right background at the corner of First Avenue and Burrard Street.

By 1950 the problems of pollution had become so bad that a candidate for Mayor ran on a platform promising to backfill False Creek all the way to Granville Street. (*Burkinshaw, page 46.*) ***[Please note the reference to False Creek as “nothing more than a filthy ditch”!]***

A Profitable Project of Real Progress

Filling in False Creek to West of Granville Street by dredging approximately twelve million yards from English Bay would cost approximately \$4,000,000.00. It would provide for a wide centre arterial road from Main, Terminal and Kingsway Streets to Granville Street and to all the lateral streets in the down-town area. Also provide for many North, South outlets to and from the City centre.

False Creek is nothing more than a filthy ditch in the centre of the city. Georgia Viaduct is crumbling and the cost of replacing it and the Cambie and Granville bridges would be over \$20,000,000.00 besides costly maintenance and be a disgraceful waste of public money and the city bottle-necked for 100 years. With a fill, none of these bridges would be necessary.

The value of the reclaimed land and increased value of the present properties would more than pay for the whole project and the moving of the few industries using the riparian rights. It would also largely eliminate Vancouver's costly smoke nuisance and fire hazard. The industries not moved could be served by trucks or rail from a modern deep-water dock built West of Granville Street.

Although this candidate lost the election, the winner, and the new City Council, shared his opinions and goals. Thus began the final stage of the conflict over the future of False Creek that had started in 1886 with the construction of the Kitsilano Trestle Bridge by the CPR.

To paraphrase Joni Mitchell's lyric from *Big Yellow Taxi*, those who supported industrialization were truly proposing to "pave [a potential] paradise and put up a parking lot".

Fortunately, there were a few visionaries who were able to see the potential of the False Creek basin and they battled valiantly for the next eighteen years until, in 1968, they finally convinced the City Council to lift the industrial zoning for the area. This led to development of the residential and recreational paradise that we know so well as one of the finest residential locations in the world.

This period in the evolution of False Creek was an era of outstanding urban leadership by a few far sighted citizens with an iconoclastic vision. Reading Burkinshaw's abbreviated review of this part of the False Creek story is a fascinating story of power politics. The ebb and flow of political advantage between the powerful forces favoring industrialization and the much smaller number of what would now be called "green" visionaries reads like an adventure novel and the magnificence of their final achievement gives one pause to wonder why it was so hard for them to win the battle. (*See Burkinshaw, p. 45-57.*)

Stepping back to the fifties, the next photo is a view of the "Fisherman's Wharf", which was opened by the National Harbours Board in 1958. This photo was taken from the Kitsilano Trestle bridge, looking southeast, in 1960. (*Burkinshaw, page 52.*) This view looks straight at the current site of Harbour Cove. The tall building that is still located at the corner of First Avenue and Pine Street) can be seen rising above the leftmost warehouse.



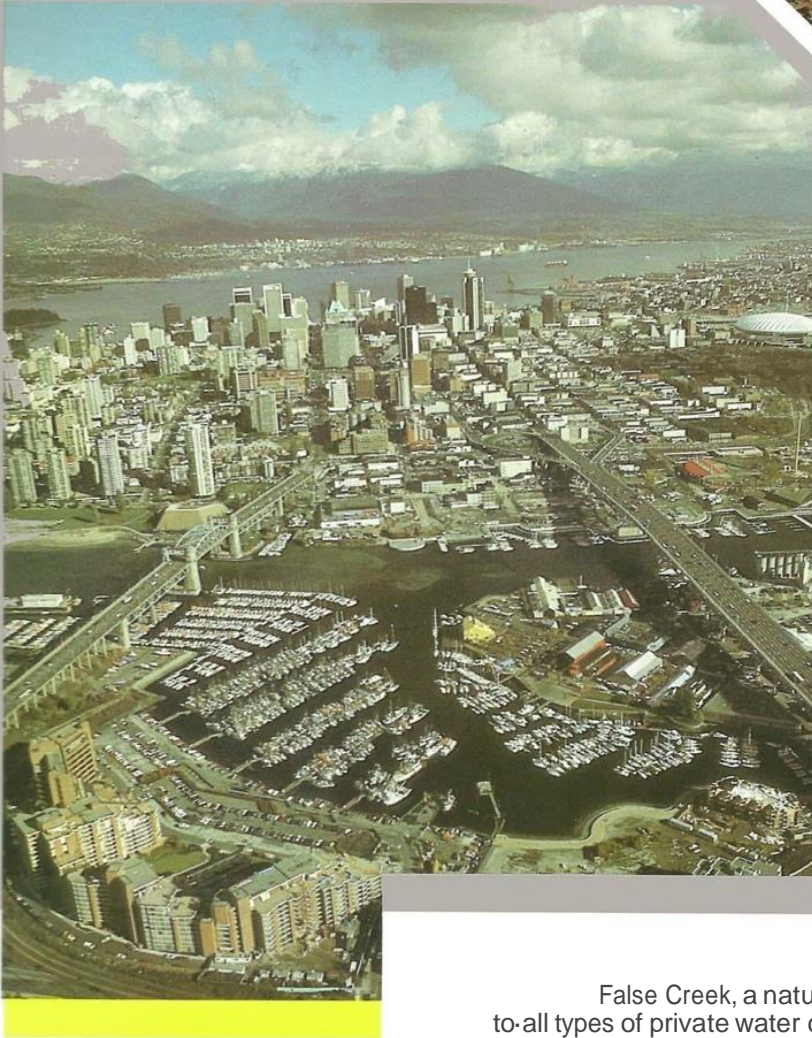
The Federal Government built these docks and warehouses for use by commercial fishermen. The location of these warehouses is now the site of the huge storage lockers below Creekside Park and, of course, the present site of Harbour Cove is directly above and behind that. Paradoxically, the construction of these ugly warehouses ultimately made Creekside Park possible at the grade level of Harbour Cove because, when the warehouses were removed and the concrete bunkers containing the fishermen's lockers was put in place, their roof formed the "floor" for the park.

A major turning point in the gentrification of False Creek was the construction of the Central 1 Credit Union building in 1978 and, beginning in 1981, Harbour Cove. These buildings formed a pair of elegant bookends on the northwestern edge of the world class residential and recreational area that the False Creek basin was becoming. Harbour Cove was completed in 1986, Expo 86 was presented to the world that year and, as they say, the rest is history.

In 1985, just before completion of Phase Three, Pennyfarthing Development Corp. published an eight-page glossy advertising document promoting Harbour Cove as "One of Vancouver's Unique Waterside Properties". *(This document was provided by Doug and Margaret Reid, Suite705 in Phase Three. The complete document can be found at harcove.info)*

Two of these pages, and one other photograph, are reproduced below. Among the many interesting features are the early stage of the garden development in the central courtyard and the absence of Creekside Park as we know it today. In one of these photos you can see that the space that later became the park was used as a parking lot.

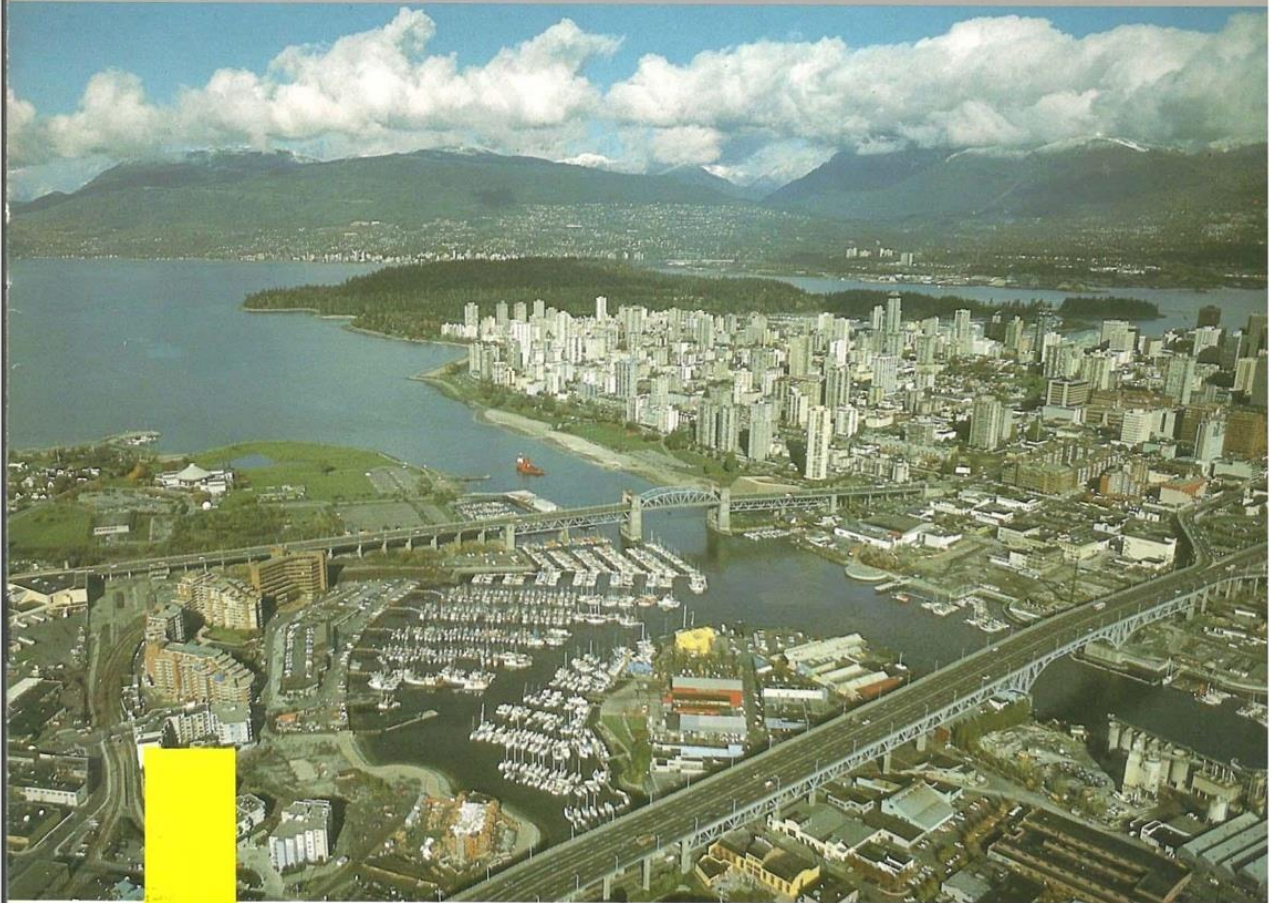
Future



False Creek, a natural Pacific Harbour, is accessible to all types of private water craft and provides a unique setting for residents of Harbour Cove. Downtown Vancouver is just minutes away via the Granville Street Bridge. And of course this proximity to downtown entails convenient access to everything the City has to offer.

(In these photos, note that the Clipper had not yet been built. It was not completed until 1987.)

 *One Of Vancouver's
Unique Waterside Properties*



 *JH*



The above photo was probably taken in the summer of 1985. The photo below was provided by Harbour Cove resident J. Murphy. It was probably taken from the roof of Harbour Cove in the same year.



This concludes the brief historical overview of the False Creek area. We hope to expand and update this history section, so any photographs and supporting data that you have to offer will be welcomed. This applies not only to the pre-1986 era but also to subsequent years. Photographs showing major construction activity in and around Harbour Cove would be especially valuable.



False Creek circa 2009



2. A Brief History of Harbour Cove and Creekside Park

The Harbour Cove property is bounded by Pennyfarthing Drive, Creekside Drive and First Avenue. It was originally part of the Kitsilano Indian Reserve Number Six but, on Feb. 16, 1959, (without any Indian participation, see Appendix A) it was part of a parcel totaling 6 and 4/100 acres that was granted by the Crown to National Trust Company Limited in return for \$280,000. What is now Creekside Park, legally known as Parcel F, was the property of the federal government and it was not included in this transaction.



Squatters' floating dwellings, south shore False Creek, as seen from the Burrard Street bridge, 1949. Most of the shacks were cleared out in the late 1950's. (*Burkinshaw, p.50.*)

(Harbour Cove, Central 1 Credit Union, and The Clipper now sit in the curve of this railroad track.)

In 1972 the land grant portion of the property (the 6 and 4/100 portion) came into the possession of the B.C. Central Credit Union (now Central 1 Credit Union) for one million dollars. In November of 1978 the BCCCU building was opened and, in 1980, the land on which Harbour Cove now sits was sold to Pennyfarthing Development Corp. by BCCCU. This piece was approximately 4 acres. One condition of the sale was that the BCCCU would have free access to 120 parking places in the proposed new condominium building for ninety years.

Pennyfarthing Development Corp. (hereinafter PDC) then retained Hamilton Doyle Associates as architects and, with funding from the BCCCU, construction of Harbour Cove began that summer. The original plans were modified at the last minute because the City of Vancouver required that the plan include some suites for affordable housing before it would issue a building permit. This eventually became the Harbour Cove Housing Co-operative that is now part of Phase Three. Phase One was completed in the Fall of 1983, with Phases Two and Three following in 1985 and 1986. Each building took approximately two years to construct. The construction program was marred in 1982 by several serious confrontations with local union members after a decision was made to construct Phases Two and Three with non-union labor. Interestingly, this caused some significant political problems for BCCCU because many of their shareholders and

supporters were incensed to learn that land sold by a member of the credit union movement was being used as part of a non-union construction project. (*MacPherson, p. 212.*)

At the same time, in 1983, the Harbour Cove project was named “Project of the Year” by the Urban Development Institute for the Pacific Region.



Harbour Cove 2013

Most of the strata lots were originally sold to investors but over the years, the vast majority, if not all, have been re-sold to resident owners. At the time of this writing (Nov., 2013), approximately 30 units are in a rental pool managed by Pennyfarthing Development Corp. It is also possible that some of these are still owned by the original investors. There are also an unknown number of suites rented directly by owners.

Creekside Park is located on land owned by the Federal government and is legally described as “Parcel F”. During negotiations between PDC, BCCCU, and the City of Vancouver about the development of Harbour Cove, the City required that a park on the upper surface of Parcel F be established so as to protect the water view for Harbour Cove. Landscaping was to be to the satisfaction of the City Engineer and the park was to be kept in good condition. It was also to be open to the public. On September 12, 1981, PDC signed a lease with the National Harbour Board for the upper surface of Parcel F which fulfilled these conditions.

In 1985, VR 1291 (which was controlled by PDC at that time) signed an agreement that the 1981 lease on Parcel F would remain in the hands of Pennyfarthing Development Corp. but that VR 1291 would be responsible for “rent” equivalent to the cost of the Harbour Board lease. In addition, the Strata would be responsible for 22% of the municipal taxes on the park and the land on which “The Clipper” (the building across the street from Central 1 Credit Union) was to be located. Harbour Cove also became responsible for maintaining the park in a manner acceptable to the City of Vancouver. By early 1990 some residents of Harbour Cove had become frustrated with the “rental” costs associated with Creekside Park and, on or about April 10, 1990, they refused to pay them. (The owners also had concerns about the 120 free parkade spots that had been assigned to the BCCCU.) These disagreements led to a series of legal maneuvers and proceedings that culminated in mediation.

The subsequent agreement between PDC, VR1291 and the BCCCU was signed on October 16, 1998. In overview, they provided for the following, effective Jan. 1, 1999:

1. The VR 1291 share of the lease costs would be reduced to 65% of what was being paid at that time. According to a letter from the management firm of that time, this represented a saving of \$87,297 per year, so the total cost prior to this agreement presumably would

have been approximately \$250,000.

2. The VR 1291 share of the taxes on Parcel F would remain at 22%.
3. The BCCCU would continue to have full time access to 60 parking lots, and part time access to another 60, for 80 years (until Dec. 31, 2078). In return, they would pay \$30,000 per year, plus GST and annual inflationary increases based on the CPI. This money was for the “cost of repairs, maintenance, security and insurance.” However, in a negotiation where Harbour Cove team had very little bargaining power, VR 1291 also agreed to pay this same amount annually to PDC. (As of 2012-13, with GST and inflation, this had increased to \$36,500.)
4. VR 1291 would maintain the hexagonal flower beds to the south of The Clipper in a manner similar to the rest of the VR 1291 gardens.
5. All disputes pertaining to the 1985 Agreement would be considered settled and could not be opened by either party.

As of 2019, the VR1291 rental budget for Creekside Park, plus the “transfer” of money from BCCCU, plus GST and inflation, had increased back up to a total of \$260,000 per year, and its share of taxes was \$40,000. These amounts are paid to PDC in two semi-annual installments.

The full implications of all the financial responsibilities for the park, such as maintenance of the waterproof membrane below the grass and replacement of trees and shrubs, is rather complex and the details can be examined in the Archives section of **harcove.info**

Notwithstanding the above, in good part because of Creekside Park, the inner gardens, and False Creek, Harbour Cove is one of the most beautiful condominium properties in all of Vancouver and, indeed, the world. It reflects a brilliant melding of architectural style, site, and location that will stand the test of time as a premium residence in the entire Lower Mainland of B.C. and well beyond.





The Phase One Entrance to Harbour Cove - 2013.



An Evening View from the Central Courtyard, Phase One

Appendices

1. The sad history of the Kitsilano Indian Reserve #6

The land the Squamish Nation plans to develop was once part of an ancient village called Señákw that was home to about 20 Squamish families or 150 people.

In 1877, under the Indian Act, the federal government allotted about 34 hectares of the land to the Squamish Nation and called it Kitsilano Indian Reserve no. 6. In both 1886 and 1902, portions of the reserve were expropriated by the federal government for railway purposes.

In 1913 the B.C. government forced the people to abandon their homes. The residents of Seḥákw were given about two days to pack up and go, and offered a small amount of money to leave. Their homes were burnt and many families were placed on a barge and towed to other communities in the Burrard Inlet area.

Over the years Seḥákw, or Kitsilano Indian Reserve No. 6, was intersected with railway lines, the Burrard Street Bridge, and various leases. In 1977, the Squamish Nation accused the federal government of failing to protect their reserve lands, according to Squamish Nation historical documents.

In 2000, the nation voted in favour of a \$92.5-million land-claims settlement and the return of 4.7 hectares of reserve land. The Squamish Nation thus, in 2002 regained a small section of the earlier reserve, today's Kitsilano Indian Reserve No. 6. This is the land that the Squamish Nation plans to develop today. The project is in the early planning stages and will be put to a referendum within the Nation in the next few months. Watch local media for updates. [This reference to “development” applies to the area between our Pennyfarthing fence and the location of the former Brewery and the military office building.]

[The historical information above is from Wikipedia and the CBC’s Angela Sterritt, April 21, 2019.]

2. Council’s duty for transparency and the duty of owners to be informed

As was stated in the Introduction, the participants in a democracy “must have a sound understanding of the rights and obligations of both the governed and the governors.”

Quite rightly, the Strata Property Act has loaded the dice in favor of the owners. The entire purpose and intent of the Strata Property Act is to guarantee transparency and openness on the part of a Council and each of its members.

First, there are only three reasons for which an owner can be excluded from a Council meeting: a hearing about a bylaw contravention, a hearing about a rental restriction exception, or any other matters if the presence of observers would, in the council’s opinion, unreasonably interfere with an individual’s privacy.

Second, almost all written information collected by the Strata Corporation or our management firm MUST be provided to an owner within two weeks after receipt of a written request. This includes all “correspondence sent or received by the Strata Corporation and council.”

Third, the intent of the Act is further enhanced by the requirements for notice of meeting, which require notification of the owners one week in advance of any Council meeting unless all members of Council agree it is an emergency, in which case the owners must be notified as soon as is feasible. (A bulletin board posting is acceptable notice.)

Fourth, the intent of the Act is strengthened by the dictum that a Council member can only be removed by a 50% vote of the owners, thus protecting the individual responsibility and autonomy of each Council member.

Finally, any reasonable question that a Council may have about its autonomy in the face of transparency is protected by the fact that a Council is solely and responsible to the owners as a whole and, even if Council delegates some of its authority, it may reclaim it at any time.

It is quite clear that Council as a whole, and each member, has a duty under the Act to be open and transparent, a duty that is constrained only by the requirement to “(a) act honestly and in good faith with a view to the best interests of the strata corporation, and (b) exercise the care, diligence and skill of a reasonably prudent person in comparable circumstances”. (Strata Property Act, Section 31.)

Given the above, there is little reason other than normal prudence to impede free and open discussion between owners and council or council members. Transparency in council activities should be the rule rather than an exception.

3. Our Staff and Property Management Firm

Harbour Cove employs a full-time Resident Manager, Ciprian Szabo, and contracts with a concierge firm for concierge services and with a cleaning firm for housekeeping duties and pool maintenance.



Ciprian Szabo

The Resident Manager is on duty from 8:00 a.m. to 4:30 p.m. from Monday to Friday and is on call 24/7. The concierge is on duty from 10 a.m. to 6 p.m. during the week and 9:30 a.m. to 5:30 p.m. on weekends.

The Resident Manager’s salary is negotiated annually with Council and his income package includes 50% of the rental cost of a suite in the building that has been approved by Council. The parking spot and storage space assigned to that suite are also included. There is no pension plan and the health benefits terminate upon retirement.

The complexity and importance of the Managers job demands a wide range of skills and ability.. They include the following: supervision and/or monitoring of all contractors working in the

building or on the grounds; enforcement of Bylaws and Rules; minor maintenance and repairs; liaison with the cleaning contractor and their staff; responding to owners on *any* concern that *any* owner may raise at *any* time; provision of onsite security services; monitoring all physical and mechanical aspects of the building; acting as the onsite first line of defense on virtually all emergency situations (from the health crisis of an owner to fires and floods); reporting regularly to Council; and much, much more.

The responsibilities of the concierge include the following: acting as the first point of contact for all phone calls to Harbour Cove, receiving packages for owners that are delivered by the post office or any other delivery service, providing office administration services for the Council, and keeping a record of any special needs presented by owners and responding to those special needs as necessary.

The cleaning staff is responsible for vacuuming and cleaning hallways, elevators, and entryways, as well as cleaning the pool area, vacuuming the pool and monitoring pool chemistry. They also clean the garbage collection rooms and help move garbage containers to the outside collection locations on Monday and Thursday for trash and on Tuesday for recyclables.

The Wynford Group is our management firm. In general, Wynford has three main roles. First, it provides secretarial and filing services for Council, such as preparing, recording and printing agendas and minutes and maintaining files of correspondence, financial documents and minutes. Second, it provides accounting and bookkeeping services. Third, it acts as a consultant on general matters regarding governance of the Strata, particularly legal issues, and the assessment and selection of other consulting and service resources.

Wynford can be contacted directly with general questions at 604-261-0285. Wynford also has a 24/7 emergency number but there is little need to use it because Harbour Cove has 24/7 staff coverage. That number is the above number with the prefix 1. The Wynford contract is renegotiated every two years and the cost is reported in the budget.

4. Security

There are six types of security at Harbour Cove: fob controlled entry, an alarm system on all doors and parkade gates, security cameras, a fire alarm system, smoke and fire detectors, and the vigilance of owners and staff.



There are six main entry doors, 11 fire exit doors, and three parkade gates in the Harbour Cove complex. Each entry door is locked and has an alarm that is triggered if the door is held open for more than 30 seconds. The alarms are audible and an electronic signal is also transmitted to our security firm who then alerts the Facility Manager. An alarm is also triggered on the parkade gates if the electronic beam is broken more than once after a fob has been passed in front of the fob reader.

Allowing access to any person who does not have a fob and is not known to you personally is a bylaw violation, as is propping a door open unless it is monitored by an approved security person (as in the



Entry phone at entrance to Phase 1

case of an approved move-in).

Security cameras maintain a photographic record for 16 days and monitor the seven main entry doors, the parkade gates, and the six elevators 24/7. The camera recordings are good enough quality to be admissible as evidence in court.

Each strata lot is equipped with a heat sensor and a smoke detector that operate on regular electricity (not batteries). The smoke detector sounds an in-suite alarm but the heat detector sounds activates hallway fire alarms and indicates the suite number on the fire panel in the front lobby of each Phase.

The fire code requires that these alarms be serviced annually and, if the Facility Manager is unable to enter your suite at that time, he is authorized to forcibly enter the suite and charge the owner for any repairs that may be necessary. It is therefore prudent to provide the Facility Manager with a key to your suite.

The Vancouver fire code also requires that buildings of our vintage provide 24/7 positive air pressure into all hallways in order to control smoke in the event of a fire. This air flow must also be heated to 72 degrees F. Because of this, hallways doors and windows should not be left open if the ambient outside temperature is lower than that.

Harbour Cove allows the door to a strata lot to be marked with a florescent marker for those residents who have a hearing impairment or are handicapped in any way. The Facility Manager should be contacted to arrange this.

The other major and perhaps most important security feature is the vigilance of the owners and the staff. Suspicious persons, or any indication of fire, flood, or any other emergency, should be immediately reported to the Facilities Manager and, if necessary, to 911.

5. Communications

There are several modes of communication available to owners.

The minutes of Council meetings must be circulated to all owners within two weeks of a meeting and Council is required to retain hard copies of all minutes for six years. In addition, since Jan. 21, 2008, Council and Committee minutes are posted on the Harbour Cove website - **portal.wynford.com** In addition, *any* documents retained by Council or the property manager must be provided within 14 days to any owner who makes a written request.

Among other things, this website also includes copies of the Harbour Cove Bylaws and Rules, copies of Newsletters, the terms of reference for committees, names of committee members, and many other documents of interest to owners.

The Facilities Manager's number is 604-730-2519 and it is monitored 24/7.

6. Owner Amenities

Harbour Cove offers several owner amenities that improve the resident's quality of life. Each one

of these facilities and services has rules of use which are either covered in the Bylaws and Rules, or by on-site notices.

The recreation area is on the main floor of Phase Two and it includes a well equipped exercise room, lap pool, spa, and sauna. An outside deck, with lounging chairs, is accessible from the pool area. In the basement below this area, there are two squash courts, a driving net for golfers and a table tennis facility.

On the main floor, there is a large meeting room, that is also available for social functions, and a library with several hundred holdings.

Next to the parkade entrance on Pennyfarthing Drive, there is a workshop equipped with wood working and metal working tools. An annual membership fee is charged.

There is a small herb garden in the upper gardens and each herb plant is identified by a small plaque.



7. Parking and Lockers

Each strata lot not defined as a penthouse is entitled to one parking spot and one storage locker. Penthouses are entitled to two parking spots. In practice there are some exceptions to these criteria based on historical precedents, but these are being eliminated as the relevant strata lots are sold. The location of an assigned parking space or storage locker is subject to availability and is not transferrable upon the sale of the suite. A waiting list for parking spaces and lockers is maintained by the Facilities Manager.

There are approximately 30 parking spaces owned by Harbour Cove that are available for long term rental for a monthly fee. There are also a few parking spaces within the parkade that are available for a daily rental fee. All these parking spots are allocated by the Resident Manager, or concierge, on a first come first serve basis.

Street parking is available on Pennyfarthing Drive as per the posted signs and 60 of the Credit Union underground parking spaces are available at no cost from 5:30 p.m. to 7:30 a.m. on Monday to Thursday and on weekends starting at 5:30 p.m. Friday and ending at 7:30 a.m. on Monday. These spaces are also available on some statutory holidays. The numbers of the available spaces are posted on the Harbour Cove website and are also available from the Resident Manager.

A limited number of bicycle parking spots are available for \$25 a year each. The Resident Manager maintains this waiting list.

8. Renting and Pets

Rental of a strata lot is allowed for periods of not less than one month. Bylaw #40 covers the procedures to be followed. No pets are allowed except for those “grandfathered” in 2001 or those approved by Council on compassionate grounds.

9. The Harbour Cove Housing Co-operative

When Harbour Cove was in the planning stages, the City of Vancouver required that 21 suites of “affordable housing” be included. The agreement setting this up was signed in December, 1984, by the Harbour Cove Housing Co-operative (a co-operative association constituted under BC laws), Pennyfarthing Development Corp (which developed the entire site), and Strata Corporation VR 1291 (which was controlled at that time by that same developer).

All Co-op members buy a share in the Co-op when they join and this is returned, without interest earned, when they leave. The physical assets of the Co-op include a lobby area, a meeting room, an elevator, a small laundry, some general storage, 16 individual storage units, hallways, and 21 suites. The Co-op also has 21 parking spots reserved for 50 years in the main parkade.

Co-op members agree to participate in the running of their facility in accordance with rules set out by the Co-op, and these rules conform to guidelines set out by the CMHC. The Co-op members as a group find new members for vacant units, establish and manage an annual budget, collect a monthly rental fee, maintain the physical structure of the units and common areas, pay all operating costs, taxes and fees, plan for future expenses, and ensure that each unit is maintained (that is, kept in good and safe repair, painted, and provided with serviceable appliances).

The Co-op also pays a prorated share of the operating and capital costs for Strata 1291, including costs associated with the garden on the south-east side of Phase Three and maintenance of the parkade. They do not contribute to costs associated with the VR 1291 recreation areas, elevators, meeting rooms, or Creekside Park. There are also some minor adjustments in their share of electrical and natural gas costs. (*See Appendix 4.*) The net effect of this is that the Co-op contributes approximately 5% of the total Harbour Cove operating budget. The Co-op members also have 21 votes on matters involving the governance of Harbour Cove, although it is customary for these votes not to be cast on financial matters that they do not contribute to. Co-op members can be elected to Council and have served with distinction in past years.

The Co-op has agreed that its members will follow the rules and by-laws of the Strata when in common areas shared with Harbour Cove. The Co-op also has its own rules and by-laws for their property.

The 21 Co-op units are located on four floors on the south-east side of Phase Three. Six have one bedroom, and two of these suites are handicapped accessible. Ten have two bedrooms and two of these suites are handicapped accessible. Five have three bedrooms, with one of these suites being handicapped accessible.

Wheelchair accessible units have wider halls, separate oven and cook tops, in-suite washers and dryers, extra in-suite storage, and dishwashers. Some have roll-in showers rather than bath tubs.

Regular units have a single bathroom, a stove and refrigerator, and the configuration of the kitchen cabinets and sinks allow for installation of a dishwasher if the member is willing to pay for purchase and installation. There is a shared laundry facility with two coin operated washers and dryers.

Members participate in cleaning common areas and each member is on a committee or is on the Board. The committees handle the management of the Co-op and the Board oversees the members and the work of the committees. The Finance Committee determines how much income is required to meet the expenses of the Co-op, draws up a budget, and establishes the housing charges that are required to meet expenses. In simple terms, each Co-op member is a shareholder, a landlord, an owner/tenant of the co-op, and a Harbor Cove owner. The Co-op is paying off its mortgage and paying its strata fees, city taxes and expenses as a group of members.

The CMHC provides some funds annually for the subsidizing of low-income members. This can include:

1. retired people on a lower income.
2. handicapped people who cannot find work that enables them to pay market rent in Vancouver.
3. single parents who are back in school or taking training to qualify for better paying jobs or single parents not able to find suitable affordable housing.
4. Co-op members who were previously paid market housing charges but have been laid off, injured, or had a drop in income that means they can't quite pay the full housing charge.

Most of the members are paying their housing charges in full. The subsidy from CMHC makes it possible to provide low cost housing for those who need it, while still meeting the financial commitments of the Co-op. This subsidy is tied to the mortgage and decreases over time, so the Co-op is steadily becoming more financially independent. In general, at this time, new members are not being offered a subsidy.



The First Avenue Gardens

10. Some interesting trivia about Harbour Cove

The “horizontal” design of Harbour Cove, which provides so many intimate garden views, creates some interesting day to day operational problems. Many of these are reflected in increased staffing requirements for routine facility management as well as for maintenance and cleaning

For example, imagine Harbour Cove as a high-rise.

The average number of square feet per unit in Phases One, Two, and Three (Co-op excluded) is 1278 square feet. If there were 8 of these units per floor (10,224 square feet per floor, plus elevators, stairwells, and utility chases), the building would be at least 35 stories high. If the 21 Co-op units, the exercise room, swimming pool, spa, hot tub, squash courts, meeting room, library, storage rooms, electrical vaults and swimming pool patio were added to this building, it would well exceed 40 stories. In addition, the parking garage, which includes just over 500 spaces, would probably require at least 4 or 5 more levels.

If Harbour Cove were a high-rise, it would probably only have two main entrances, four elevators, a much smaller amount of hallway flooring (which might be tiled), two continuous fire stairwells, very few hallway windows, and no more than two garbage stations that would be easily accessible by truck.

In actual fact, Harbour Cove has four main entrances, three subsidiary entrances, six fire exits, unusually wide hallways in Phase Three, several thousand feet of carpeted hallway, hundreds of hallway and entry door windows, three fire alarm panels, three electrical vaults, seven major exhaust fans, dozens of smaller exhaust fans, and five multi-story fire stairwells in three separate buildings. There are literally thousands of light bulbs in the common areas and the parkade.

Harbour Cove has three garbage collection stations and only one is easily accessible to the contracted garbage removal firm.. All of the other garbage containers from Phases Two and Three must be hauled several hundred feet by Harbour Cove staff to a central collection point and then returned. There are three cardboard containers that are emptied once a week, eight large blue bins that are emptied twice a week, 20 recycle bins that are emptied once a week (of which 6 are then washed), three green waste bins that are emptied and washed once a week, and four food and plant waste bins that must be emptied and washed once a week. These factors significantly increase staff time for routine cleaning and maintenance.

Another interesting complexity in Harbour Cove is the seemingly simple matter of telephone calls to the Resident Manager and concierge. On average about 75 calls a day come to the central office. There are usually another 4 to 5 calls during the evenings and at night. On a busy day, there are over 100 calls. There are usually another 25 to 30 calls per day on week-ends and holidays.

All of these calls need to be answered promptly for several reasons:

- Any given call may be for any one of several emergencies, including crime, fire, water leakage, medical emergency, an urgent construction issue, and so on. There are some calls that could be deferred or recorded, but nobody can tell which calls they are. They must be sorted and selected as they come in because it does significantly increase the time-efficiency for callers, who can get a prompt response to what are very often questions needing a prompt response. This is particularly so with construction personnel, to whom

time is money (and often that is Harbour Cove money).

- There are also significant political advantages for Council when their representative can promptly respond to calls from owners, even those that might be described as non-urgent or even trivial (these calls, by the way, are often from the owner who is most likely to become the distraught and anxious if their call is not answered promptly).



The Upper Garden at Harbour Cove

11. The Harbour Cove “Originals”

(This is from the Harbour Cove Newsletter: September 29, 2016.)

It was the fall of 1982. Construction had just begun on the Expo 86 site. The B.C. Lions played their last game at Empire Stadium. The 255-tonne B.C. Place fabric dome, the largest of its kind in the world, was inflated. Vancouver voters okayed Sunday shopping. The CPR’s Kitsilano Trestle, built in 1886 across the mouth of False Creek, was removed. The “Bingogate” scandal would drive Vancouver mayor Mike Harcourt from office months before Expo opened. The prime minister was Brian Mulroney.

And Ken and Faye Golden moved into G09—1450, becoming the first residents of Harbour Cove. Phases Two and Three were still three and four years away.

“They’d just started clearing land for 1470 and 1490,” Ken says. “The path to Granville Island was mud. There was no False Creek seawall. The Clipper building (across from the credit union) was a pond with bullrushes,” adds Faye. We had pheasants walking on our balcony. There was no Creekside park, just the roofs of the fishermen’s lockers. We could see the Hotel Vancouver,

the North Shore mountains and the north shore of False Creek, which was all industrial.”

The Goldens had recently become empty-nesters and during a visit to the credit union where Ken had business to attend to, Faye sat in the car, looked at the new building across the way and thought, ‘What if we sell the house (they lived on West 45th) and move here?’ ” ‘It took us five minutes to decide,” says Faye. We rented G-09 from the Philippines ambassador to the Vatican, who owned three or four units in the building. We [sic] to phone him at the Vatican to close the deal.”

At that time, most of the units in 1450 were owned by investors who did not live here. Gradually the units were sold to owner-residents.

“When we moved in,” Ken recalls, “We had the whole building to ourselves. We had 10 lockers. Six months later somebody moved into G-07 and the place gradually filled up. We ended up with two lockers.”

Faye: “I remember the first building manager. He was a very rigid German man. Everything had to be done just the right way. We were a bit intimidated by him. People got frightened. He didn’t last long.”

In 1987 the Goldens decided to become owners, and purchased 1009 — 1450, where they live today.

“I’ll never forget it,” says Faye. “We walked in with our real estate agent to look at the unit and there was a man sitting there, the renter, smoking a cigarette. The walls were yellow from smoke. The ceiling was yellow. He was yellow. And there was a big white grand piano in the living room and a lot of photos of him with Frank Sinatra. He said he had been Sinatra’s pianist and that he couldn’t move because he had no place to put his piano. I just told him he had to go.”

“We bought the place from Mary Twigg White, the sister of Chunky Woodward (of department store fame). She was dying and the family wanted to get the estate organized.”

Faye can claim another connection to Harbour Cove: Phase One was built by Stevenson Construction, run by Ken Stevenson, who was CEO until his death in 2010. “My dad loaned Ken the money to start his business.”

For now, the Goldens enjoy time with their three children — one of whom lives in the Clipper — and four grandsons — and Beki, their six-year-old Yorkie, named after Faye’s mother. “We’ve always loved it here,” Faye says. “It’s close to everything — downtown, the market, theatres, restaurants. We don’t have to drive anywhere.

Until Ken retired at age 80, eight years ago, the Goldens ran a clothing import business, which meant buying trips to Hong Kong and Europe. “Another advantage to condo living,” says Faye, 86



“is that you can just lock the door and go away.” “We’re never moving.”

12. Information Sources

- All owners should familiarize themselves with the Strata Property Act and Regulations. The website is **bylaws.gov.bc.ca**

- The website provided by Wynford, **portal.wynford.com**, is an excellent source of information about the governing and management of Harbour Cove. The entire Table of Contents is provided on the opening page. All owners should become familiar with this website.

- The Canadian Home Owners Association, commonly known as CHOA, is also an excellent source of information about condo management. Their website also provides information about how to contact their consulting staff, who provide free consultation to condo residents if their condo is a CHOA member. The website address is **choa.bc.ca**

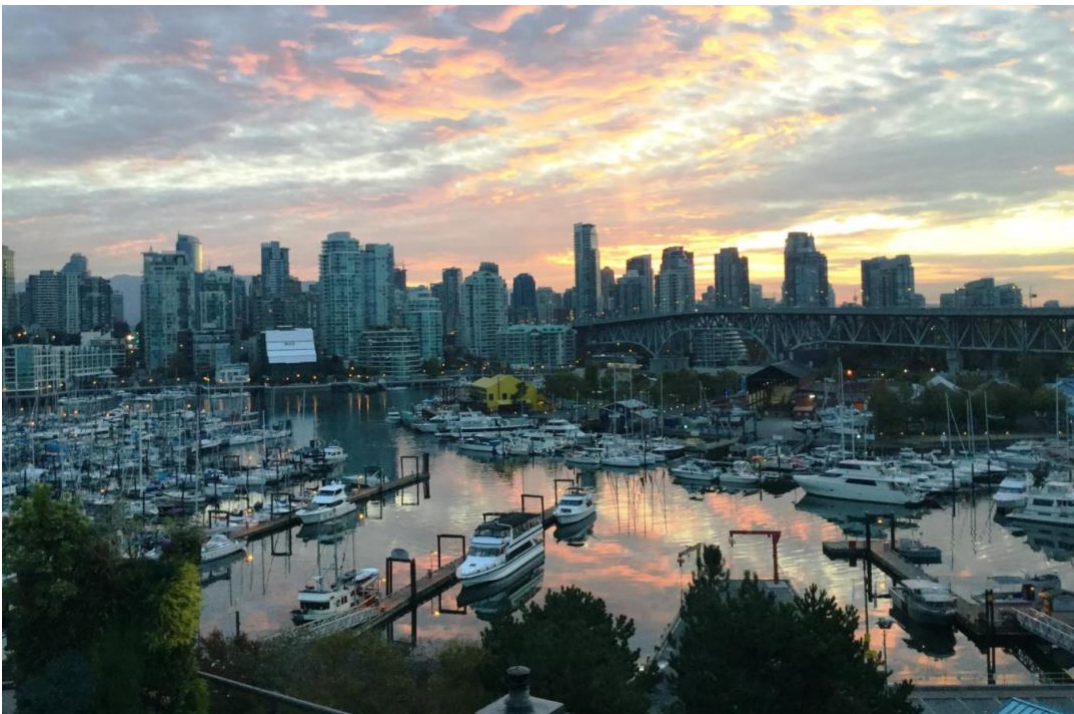
- The Civil Resolution Tribunal (CRT) is Canada's first online tribunal for resolving strata and other types of disputes including small claims disputes up to \$5,000. The CRT offers new ways to resolve your disputes and resolve legal issues with your condominium in a timely and cost-effective manner. Their website is **civilresolutionbc.ca**

- The Canadian Condominium Institute describes itself as "the Voice of Condominiums in Canada". It is a national, independent, non-profit organization dealing exclusively with condominium issues. Formed in 1982, CCI represents all participants in the condominium community. Interested groups are encouraged to work together toward one common goal -- creating a successful and viable condominium community." Their website is **cci.ca**

- Carl Meilicke has built a website that contains over 50 copied documents and personally authored papers on condo living and management that are specific to Harbour Cove. The address of that website is **harcove.info**

13. Photo Gallery

- **An early morning sunrise view from Phase Three – circa 2015**



- **A summer view of the inner gardens – circa 2020**



- **A winter view of the inner gardens – circa 2021**



- An early evening view from Phase Three - circa 2021



THE END

FINI

LA FIN



