

Strathcona BIA Board of Directors Election 2025

Members in good standing of the Society of the Strathcona Business Improvement Association (SBIA) are invited to review the two incumbent candidates up for election for the Board of Directors at the 2025 Annual General Meeting (AGM).

Every year, the board reviews the existing collective skills, attributes and experience of its directors to identify gaps or priorities, as informed by the SBIA's strategic vision and goals. This is to ensure an optional board governance structure is in place to effectively guide the organization.

As part of the 2025 Call for Nominations process, the SBIA received nine nomination packages. If passed the candidates up for election would all join the board via acclimation. As per the SBIA bylaws, the Board of Directors can have as few as 8 seats and as many as 12 seats.

Note: Candidates appear in based on current status on Board and in alphabetical order by first name

Candidate	Company/Property	Status
Eli Fast	325-329 Railway St	Incumbent
Duncan Woldarczak	Onni Group	Incumbent
Diane Chen	477 Powell / 430 Railway	Incumbent
Kathy Tuulos	Low Tide Properties	Incumbent
Peter Joe	Sunrise Soya	Incumbent
Ron Zisman	603 Powell St	Incumbent
Troy McNamara	Creative Others	Incumbent
George Lau	758 Alexander St	New
Sierra MacTavish	Eastside Arts Society	New

Candidates



Eli Fast

Property Owner

Service to the SBIA Board: 2021 - Present

Elijah represents multi-tenanted properties across Vancouver, including in the Railtown neighbourhood in Strathcona. He has a strong background in commercial real estate, including leasing, sales, asset management, and creative developments. Elijah has his pulse on the needs of small businesses, especially in the tech, design, and creative manufacturing sectors. He has a passion for community-building, especially when it comes to helping his tenants thrive in the places they do business. In his role as a Strathcona BIA Board Director, Elijah hopes to bring forward more placemaking initiatives that enhance the neighbourhood's various sub-districts.



Duncan Włodarczak

Property Representative

Service to the SBIA Board: 2021 - Present

Duncan is the Chief of Staff to the President at the Onni Group of Companies. He holds a Masters Degree in Urban Studies and has previous experience in the non-profit and private sector, while also serving in a number of roles while working in politics. He is an active member of the Urban Land Institute (ULI), an education and research-based non-profit, focused on best practices in the sustainable use of land and excellence in city building. Duncan serves as Chair of ULI BC for his local district council, while also serving as a representative on multiple national ULI Committees. Duncan is active in the community, including serving on the Urban Studies Alumni Association Steering committee, supporting a number of local groups, and remains active in politics at the local, provincial, and federal level.



Diane Chen

**477 Powell St, 430 Railway St
New Candidate**

Diane Chen, Director of multiple holding corporations, brings a wealth of expertise to her role, overseeing a diverse portfolio of multi-tenanted properties in Greater Vancouver, including several in Strathcona. With a background in residential and commercial real estate, as well as property management, Diane is dedicated to maintaining excellence in her career.

Recognizing the significance of strong relationships, Diane prioritizes fostering connections with tenants, investors, and stakeholders. She understands that nurturing these partnerships is key to creating thriving and inclusive neighbourhoods that promote a sense of belonging and connectivity among residents and businesses.

In her personal life, Diane finds joy in spending time with her daughter and beloved Formosan Mountain Dog. When she's not tending to her professional and personal responsibilities, you can often find her gardening in her yard, baking in her kitchen, or exploring the scenic North Shore mountains .

Diane Chen's dedication to excellence in real estate, her passion for community building, and her love for family and personal pursuits make her a well-rounded and respected professional. Her multifaceted approach reflects her commitment to positively impact the lives of those around her, both in her career and personal life.



Kathy Tuulos

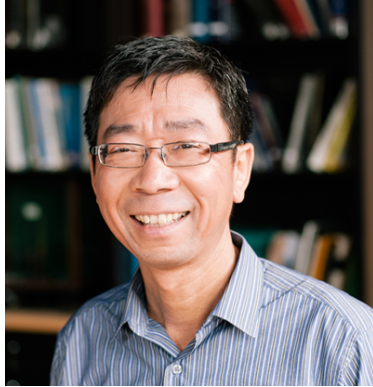
Low Tide Properties Ltd

Service to the SBIA Board: 2019 - Present

As Director of Property Management at [Low Tide Properties Ltd](#). (Low Tide), Kathy oversees the management of Low Tide's Vancouver-based portfolio. In addition, Kathy directly manages the Strathcona portfolio of properties for the company. She is passionate about relationship-building, leading her team by example, and providing focused, best-in-class service to Low Tide's tenants.

Prior to joining Low Tide in 2016, Kathy worked for a Vancouver-based real estate investment firm. In that capacity, she provided focused property management to approximately 30 properties across Canada in the retail, office, multi-family and industrial sectors. She got her start in real estate when she worked for Lonsdale Quay Market Corporation in North Vancouver.

Kathy enjoys supporting the tenants in Low Tide's portfolio and watching them succeed. Amongst other work her team and the company does, she takes pride in seeing what responsive graffiti removal, prompt litter pickup, public art and improved lighting can do to help a community. Her goal is to further develop relationships in the Strathcona community.



Peter Joe

Sunrise Soya Food

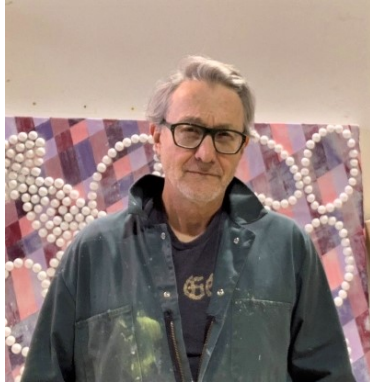
Service to the SBIA Board: 2011 - Present

Peter Joe is the CEO of Sunrise Soya Foods and has served on the Strathcona BIA Board of Directors since 2011. His parents, Leslie and Susan Joe, established the company in 1956. He began helping his parents at an early age, and since then has dedicated his work to support the family business. By 1984, Peter's role became full-time management.

Over the years, Peter has accomplished notable success for the company including expanding distribution, as well as opening manufacturing facilities in Vancouver, Toronto and Delta. Peter is consistently working hard to achieve his vision of having "tofu in every fridge" across Canada. Whether it's producing quality products or valuing the people of his company, Peter believes that everything at Sunrise should be handled with care – just like the delicate nature of tofu.

For numerous years, Peter was the President of SoyFoods Canada. He currently serves on the board of the Strathcona Business Improvement Association. In 2006, Peter was a finalist in the Ernst and Young Entrepreneur of the Year contest in the Pacific Region.

Peter is happily married with two sons. When there is time available, Peter enjoys playing golf, jogging and trying new restaurants in the city.



Ronald Zisman

603 Powell Street

Service to the SBIA Board: 2021 - Present

Ronald A. Zisman, a U.S./Canadian/Peruvian citizen, was admitted to practice in the State Bar of California in 1980 as well as the Federal Bar. He is Licensed as a Practitioner of Foreign Law in B.C. Canada. He is a Mentor with the American Immigration Lawyers Association. He is Of Counsel to the law firm, Cross Border Visas. He immigrated to Canada in 1989.

He has lectured in the area of U.S. immigration law and has conducted seminars and courses for: CLE – American Immigration Lawyers Association; Simon Fraser University; Chartered Accountants of British Columbia; British Columbia Institute for Studies in International Trade; Pacific Business & Law Institute and other business and educational organizations. He has been interviewed by National Public Radio and CBC and published articles on CNET and LegalElite.com.

Ron also obtained a BFA from Emily Carr University of Art +Design in 1992. He was a full time artist from 1989 to 1995 and from 2019 onwards has been working as an artist full time out of his Strathcona space. He practices under his Nome de plume, Gabriel Zanas and his work and more information can be found at www.gabrielzanas.com



Troy McNamara

Creative Others

Service to the SBIA Board: 2025 - Present

Troy is the Founder and Hypeman of **Creative Others Collective Inc**, a Vancouver-based strategy, design and fabrication studio that helps organizations translate bold ideas into clear, impactful communications in both digital and physical formats. An immigrant from Ireland and now a proud Canadian citizen, Troy holds both a degree and postgraduate qualification in Architecture. His career has spanned branding, marketing, and community engagement, working with businesses, non-profits, and cultural institutions to strengthen their voices and connect with diverse audiences in unique and authentic ways.

A former high-performance sailor who represented Ireland in racing and coaching, Troy now shares his passion for sailing and community-building as a member of the Board of Directors at the Royal Vancouver Yacht Club. On the SBIA Board, he brings expertise in strategic communications, creative problem-solving, and stakeholder engagement to support the growth and vitality of Strathcona's business community.



George Lau
758 Alexander St
New Candidate

George Lau is a Certified Professional Accountant (CPA) with over 20 years of experience in accounting, assurance and taxation. His career is grounded in a strong work ethic developed early on while working at his family's business, Kar King Auto Repairs on Alexander Street. That early experience gave a deep appreciation for the dedication and resilience of small business owners.

George brings that same commitment to supporting local businesses through strategic financial guidance and advocacy. Over the years, George has built a reputation for accuracy, integrity, and a client-focused mindset. He specializes in helping businesses improve financial efficiency and achieve long-term growth through sound fiscal practices. He is passionate about continuing the growth and vitality to the Strathcona area.

Outside of his professional life, George is an avid runner who values discipline, endurance, and continuous improvement—qualities that also define his professional ethos.



Sierra MacTavish
716 East Hastings St.
New Candidate

As Community Engagement and Festival Coordinator at the Eastside Arts Society, Sierra MacTavish is a community-driven leader with expertise in engagement, economic development, and arts-based placemaking. She has delivered impactful programs and coordinated major cultural events such as the Eastside Culture Crawl, which attracts over 40,000 visitors annually, as well as the Eastside Arts Festival. Advocating for arts and culture is a key priority for Sierra, and she has supported the development of the Eastside Arts District, to protect and preserve the artistic heart of Vancouver.

Sierra is passionate about fostering inclusive, resilient local economies through collaboration, creative placemaking, and advocacy. She builds strong community connections and creates opportunities that celebrate culture, creativity, and economic vitality.