



Notice of Meeting and Meeting Agenda Salt Spring Island Local Community Commission

Thursday, June 20, 2024

9:00 AM

SIMS Boardroom
124 Rainbow Road
Salt Spring Island BC

MS Teams Link: [Click here](#)

E. Rook (Chair), G. Holman (Vice Chair), G. Baker, B. Corno, B. Webster

The Capital Regional District strives to be a place where inclusion is paramount and all people are treated with dignity. We pledge to make our meetings a place where all feel welcome and respected.

1. Territorial Acknowledgement

2. Approval of Agenda

3. Adoption of Minutes

3.1. [24-629](#) Minutes of May 16, 2024 Salt Spring Island Local Community Commission

Recommendation: That the minutes of the May 16, 2024 meeting be adopted as circulated.

Attachments: [Minutes: May 16, 2024](#)

4. Chair, Director, and Commissioner Reports

5. Senior Manager Report

6. Presentations/Delegations

Delegations will have the option to participate electronically. Please complete the online application at www.crd.bc.ca/address for "Addressing the Salt Spring Island Local Community Commission" no later than 4:30 pm two days before the meeting and staff will respond with details.

Alternatively, you may email your comments on an agenda item to the Salt Spring Island Local Community Commission (LCC) at saltspring@crd.bc.ca.

6.1. Presentations

6.1.1. [24-596](#) Presentation: Seth Wright; BC Transit, Re: BC Transit Expansion of Services

Attachments: [Presentation: BC Transit Expansion of Services](#)

- 6.1.2. [24-600](#) Presentation: Tania Wegwitz; Watt Consulting Group, Re: Ganges Tour Bus Parking Study

Attachments: [Presentation: Ganges Village Tour Bus Parking Study](#)

6.2. Delegations

- 6.2.1. [24-651](#) Delegation - Robin Williams, resident of SSI Re: Item 6.1.1. Presentation: Seth Wright; BC Transit, Re: BC Transit Expansion of Services

Attachments: [Delegation request: Robin Williams: June 18, 2024](#)

7. Commission Business

- 7.1. [24-593](#) Ganges Tour Bus Parking

Recommendation: Verbal discussion

- 7.2. [24-594](#) Public Electrical Charging Stations - Salt Spring Island

Recommendation: There is no recommendation, this report is for information only.

Attachments: [Staff report: Public Electrical Charging Networks- Salt Spring Island](#)

- 7.3. [24-546](#) Designated CRD Community Park Land on SSI

Recommendation: There is no recommendation, this report is for information only.

Attachments: [Staff Report: Designated CRD Community Park Land on SSI](#)
[Appendix A: Map, SSI Community Park Location and Reference Number](#)
[Appendix B: SSI Community Park Land Inventory](#)

- 7.4. [24-595](#) Salt Spring Island Park Maintenance and Bus Depot Yard

Recommendation: That the Salt Spring Island Local Community Commission approves that staff complete a submission to the Islands Trust a Land Use Application for a bylaw amendment to include a public works and bus depot in the definition of Public Service for 210 and 220 Kanaka Road on Salt Spring Island.

Attachments: [Staff Report: Salt Spring Island Park Maintenance and Bus Depot Yard](#)
[Appendix A: Kanaka Site Map Dated: January 14, 2024](#)

7.5. [24-603](#) Financial Plan Amendments to the SSI Economic Development and SSI Liquid Waste Disposal Services

- Recommendation:**
1. That the Salt Spring Island Local Community Commission recommends to the Capital Regional District Board that the Salt Spring Island Economic Development Service 2024 Operating Budget be amended to increase the budget for one-time project of Integrated Housing Strategy for Salt Spring Island by \$60,000, funded from the Operating Reserve Fund (ORF).
 2. That the Salt Spring Island Local Community Commission recommends to the Capital Regional District Board that the Salt Spring Island Liquid Waste Disposal Service 2024 capital plan be amended to add a new project for evaluating alternatives to liquid waste disposal (24-03) for \$60,000 budget, funded from the Capital Reserve Fund (CRF).

Attachments: [Staff Report: Financial Plan Amendments to the SSI Economic Development an](#)

7.6. [24-456](#) 2024 Rural Island Economic Partnership Forum - November 15-16, 2024

Recommendation: That the LCC approves funding of \$5,000 for the 2024 Rural Island Economic Partnership Forum.

Attachments: [Rural Islands Economic Partnership November 15-16 2024](#)

7.7. [24-606](#) LCC Meeting Schedule

Recommendation: Verbal discussion

8. Notice(s) of Motion

9. Motion to Close Meeting

9.1. [24-602](#) Motion to Close Meeting

- Recommendation:**
1. That the meeting be closed for Litigation in accordance with Section 90(1)(g) of the Community Charter. [1 item].
 2. That the meeting be closed for Advice in accordance with Section 90(1)(i) of the Community Charter. [1 item].
 3. That the meeting be closed for Discussion in accordance with Section 90(1)(k) of the Community Charter. [1 item].

10. Adjournment

Next Meeting:

Regular meetings scheduled for July 2024 have been cancelled.

-Thursday, August 08, 2024, at 5:00pM in the Salt Spring Island Multi Space (SIMS) Boardroom, 124 Rainbow Road, Salt Spring Island, BC V8K 2V5



Making a difference...together

**Minutes of the Regular Meeting of the Salt Spring Island Local Community Commission
Held Thursday, May 16, 2024 at the Salt Spring Island Multi Space (SIMS)
124 Rainbow Rd, Salt Spring Island, BC V8K 2K3**

DRAFT

Present: Commissioners: E. Rook, G. Holman (Director), G. Baker, B. Webster, B. Corno,

Staff: K. Campbell, Senior Manager, Salt Spring Island Administration, D. Ovington
Parks and Recreation Manager, Salt Spring Island Administration, M. Lagoa, Deputy
Corporate Officer (EP), M. Williamson, Committee Clerk, (Recorder)

EP- Electronic Participation

Guest: J. Rowland, Housing Now

These minutes follow the order of the agenda although the sequence may have varied.

The meeting was called to order at 09:02 am.

1. TERRITORIAL ACKNOWLEDGEMENT

Commissioner Rook provided a Territorial Acknowledgement.

2. APPROVAL OF AGENDA

MOVED by Commissioner Baker, **SECONDED** by Commissioner Webster,
That agenda for the May 16, 2024, meeting of the Local Community Commission be
approved with the following amendments:

- agenda item 5.1.1. be moved to be considered under Presentations item 5.1.
- addition of item 6.11. Correspondences
- addition of item 6.12. Housing Workshop Attendance
- agenda item 6.3. be moved to be considered before item 6.1.
- addition on Appendix T- GIA Salt Spring Community Health Society under item 6.1.

CARRIED

3. ADOPTION OF MINUTES

3.1. Minutes of April 18, 2024 Salt Spring Island Local Community Commission

MOVED by Commissioner Webster, **SECONDED** by Commissioner Baker,
That the minutes of the April 18, 2024 meeting be adopted as circulated.

CARRIED

4. CHAIR, DIRECTOR, AND COMMISSIONER REPORTS

Commissioner Corno spoke of the following items:

- Mount Community Maxwell Park community consultation
- Noise Bylaw complaint in court

Commissioner Baker spoke of the Tsunami Circus performance.

5. **DELEGATIONS/PRESENTATIONS**

5.1. **Presentations**

5.1.1. **Presentation: Janey Rowland; Housing Now, Re: Homeshare Registry Project**

J. Rowland provided a presentation on the Housing Now, Homeshare Registry Project.

5.2. **Delegations**

There were no delegations.

6. **COMMISSION BUSINESS**

6.3. **Housing Now HomeShare Registry Project**

MOVED by Director Holman, **SECONDED** by Commissioner Baker,
The Salt Spring Island Local Community Commission approved a \$22,830 contract with the Southern Gulf Islands Community Resource Centre for a Housing Now HomeShare Registry for Salt Spring Island.

CARRIED

6.1 **Spring 2024 Grant-In-Aid Salt Spring Island Application - April Intake**

MOVED by Commissioner Webster, **SECONDED** by Director Holman,
That the rules of the Capital Regional Board Procedures Bylaw be suspended to allow community members to speak regarding agenda item 6.1. Spring 2024 Grant-In-Aid Salt Spring Application-April Intake.

CARRIED

MOVED by Commissioner Webster, **SECONDED** by Director Holman,
That the meeting be extended past the 3-hour scheduled time.

CARRIED

The Commission recessed at 12:02 pm.

The Commission reconvened at 12:41 pm

MOVED by Director Holman, **SECONDED** by Commissioner Baker,
That the Salt Spring Island Local Community Commission recommends the Salt Spring Island Electoral Area Director, not support the Grant-in-Aid applications listed in Appendix C, in the amount of \$17,000.

CARRIED

MOVED by Director Holman, **SECONDED** by Commissioner Corno,
That the Salt Spring Island Local Community Commission recommends the Salt Spring Island Electoral Area Director, approve the Grant-in-Aid applications of Transition Salt Spring Society for the following amounts:

-Two days public collection for chipping and invasive plants of \$2,500

-Organize a pilot roadside pick-up and chipping of woody debris of \$2,500

CARRIED

OPPOSED Baker

MOVED by Commissioner Webster, **SECONDED** by Commissioner Baker,
That the Salt Spring Island Local Community Commission recommends the Salt
Spring Island Electoral Area Director, not support the Grant-in-Aid applications of
Lady Minto Hospital Auxiliary society.

CARRIED

OPPOSED Holman

MOVED by Commissioner Webster, **SECONDED** by Commissioner Baker,
That consideration of the Grant-in aid application of Capital Bike be deferred until
staff contact Capital Bike for additional information.

CARRIED

MOVED by Commissioner Webster, **SECONDED** by Commissioner Baker,
That the Salt Spring Island Local Community Commission recommends the Salt
Spring Island Electoral Area Director, approve the Grant-in-Aid applications of the
following:

-Salt Spring Literacy for the amount of \$997.54

-Wagon Wheel Housing Society for the amount of \$2500.00

-Gulf Islands Community Radio Society for the amount of \$2770.00

CARRIED

MOVED by Commissioner Webster, **SECONDED** by Director Holman
That the Salt Spring Island Local Community Commission recommends the Salt
Spring Island Electoral Area Director, approve the Grant-in-Aid applications of Salt
Spring Abattoir subject to not being eligible of Community Works funding.

CARRIED

MOVED by Commissioner Webster, **SECONDED** by Director Holman
That the Salt Spring Island Local Community Commission recommends the Salt
Spring Island Electoral Area Director, approve the Grant-in-Aid applications of
Bandemonium Music Society for the amount of \$2,150.

CARRIED

MOVED by Commissioner Webster, **SECONDED** by Commissioner Corno,
That the Salt Spring Island Local Community Commission recommends the Salt
Spring Island Electoral Area Director, approve the Grant-in-Aid applications of
Copper Kettle Community Partnership for the amount of \$4,000.

DEFEATED

OPPOSED Baker, Corno, Holman, Rook

MOVED by Director Holman, **SECONDED** by Commissioner Baker,
That the Salt Spring Island Local Community Commission recommends the Salt
Spring Island Electoral Area Director, approve the Grant-in-Aid applications of
Copper Kettle Community Partnership for the amount of \$5,000.

CARRIED

OPPOSED Webster

MOVED by Commissioner Webster, **SECONDED** by Commissioner Corno,
That the Salt Spring Island Local Community Commission recommends the Salt
Spring Island Electoral Area Director, approve the Grant-in-Aid applications of Salt
Spring Island Farmland Trust Society for the amount of \$4,000.

CARRIED

MOVED by Commissioner Webster, **SECONDED** by Director Holman,
That the Salt Spring Island Local Community Commission recommends the Salt
Spring Island Electoral Area Director, approve the Grant-in-Aid applications of Salish
Sea Inter-Island Transportation Society for the amount of \$4,000.

CARRIED

MOVED by Commissioner Webster, **SECONDED** by Commissioner Corno,
That the Salt Spring Island Local Community Commission recommends the Salt
Spring Island Electoral Area Director, approve the Grant-in-Aid applications of the
Circle Salt Spring Education Society for the amount of \$2,000.

CARRIED

MOVED by Commissioner Webster, **SECONDED** by Director Holman,
That the Salt Spring Island Local Community Commission recommends the Salt
Spring Island Electoral Area Director, approve the Grant-in-Aid applications of Salt
Spring Community Health Society for the amount of \$5,000.

CARRIED

MOVED by Director Holman, **SECONDED** by Commissioner Baker,
That staff explore with the Chamber of Commerce funding for the replacement bus
shelter at the Visitor Centre through the Transit Service and report back about a
possible agreement.

CARRIED

MOVED by Director Holman, **SECONDED** by Commissioner Webster,
That Local Community Commission delegates Commissioner Baker to participant in
discussion with staff and the Chamber of Commerce regarding the replacement bus
shelter at the Visitor Centre.

CARRIED

6.2. SSI Local Community Commission Services External Grants 2024

This report was received for information.

6.4. Salt Spring Island Parks and Recreation - 2024-2025 Fees and Charges

MOVED by Director Holman, **SECONDED** by Commissioner Corno,
That the Salt Spring Island Local Community Commission recommends that the
Electoral Areas Committee and the Capital Regional District Board approve the Salt
Spring Island Parks and Recreation 2024/2025 Fees and Charges as presented in
Appendix A.

CARRIED

6.5. Bus Shelter Betterment Grant

Discussion ensued regarding Bus Shelter Betterment grant.

Commissioner Baker Proposed the following Notice of Motion with same day consideration:

“That staff work with LCC to submit a Ministry of Transportation and Infrastructure Betterments grant application of a total of \$100,000, for two bus shelters. One will be located on Vesuvius Bay Road at the intersection of Mobrae ave in the 200 block, and the other will be located on Fulford-Ganges Road at the intersection of Horel Road West.”

MOVED by Commissioner Baker, **SECONDED** by Commissioner Webster, That same day consideration be applied to the notice of motion: Bus shelter betterment grants (G.Baker).

CARRIED

MOVED by Commissioner Baker, **SECONDED** by Director Holman, That staff work with LCC to submit a Ministry of Transportation and Infrastructure Betterments grant application of a total of \$100,000, for two bus shelters. One will be located on Vesuvius Bay Road at the intersection of Mobrae ave in the 200 block, and the other will be located on Fulford-Ganges Road at the intersection of Horel Road West.

CARRIED

6.6 2024 Rural Island Economic Partnership Forum - November 15-16, 2024

MOVED by Commissioner Webster, **SECONDED** by Commissioner Baker, Move to defer consideration of the 2024 Rural Island Economic Partnership Forum until staff can obtain information about the event, including the budget for the event.

CARRIED

6.7. Transportation 2024-2028 Capital Plan and Reserve Balances

Discussion ensued regarding Transportation Five-year Capital Plan Local Community Commission amendments being included in upcoming Financial Plan amendments.

MOVED by Commissioner Baker, **SECONDED** by Director Holman, That the agenda item 6.12 be moved to be considered before agenda item 6.8.

CARRIED

6.12. Housing Workshop

MOVED by Commissioner Baker, **SECONDED** by Commissioner Webster, That Positive Forward be invited to the May 22 Local Community Commission special meeting regarding housing.

CARRIED

6.8. Chamber/Accommodations Group Round Table

Discussion ensued regarding Chamber of Commerce Accommodation round table.

MOVED by Director Holman, **SECONDED** by Commissioner Baker, That the Local Community Commission Chair or a designated attend the Chamber of Commerce Accommodation round table.

CARRIED

6.9. Verbal Staff Updates

Staff provided verbal updates for information on the following:

- Staff report pending audio video upgrades at SIMS boardroom
- Economic Development draft bylaw being finalized
- Pool Building Envelope project progress dependant on Staffing.
- LCC Strategic Planning happening May 27- 29

6.10. Project Tracker Quarterly No. 14, 2024

This report was received for information.

6.11. Correspondence

Discussion ensued regarding correspondence portal and correspondence guidelines.

7. Notice(s) of Motion

8. ADJOURNMENT

MOVED by Commissioner Rook, **SECONDED** by Commissioner Baker,
That consideration of agenda items 7.1., 7.2., 7.3., 7.4 be moved to the next regular
scheduled meeting and that the Local Community Commission adjourn the meeting
at 04:03pm.
CARRIED

CHAIR

SENIOR MANAGER



Salt Spring Island Local Community Commission | CRD BC Transit Update

June 20, 2024

Agenda

- 2021 Transit Future Service Plan
- Three-year Expansion Planning
- Ridership Update
- Questions & Answers





Annual Performance Summary

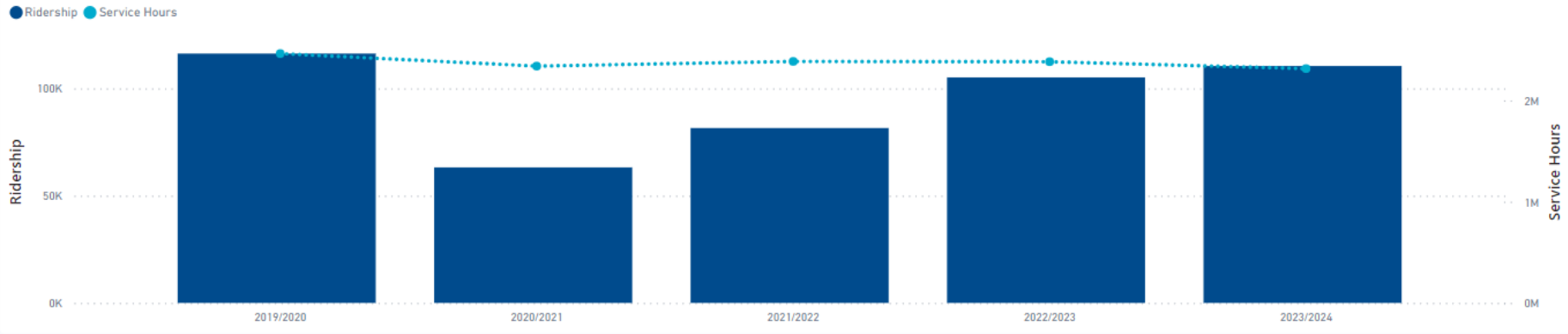
Selected Tier

PR3

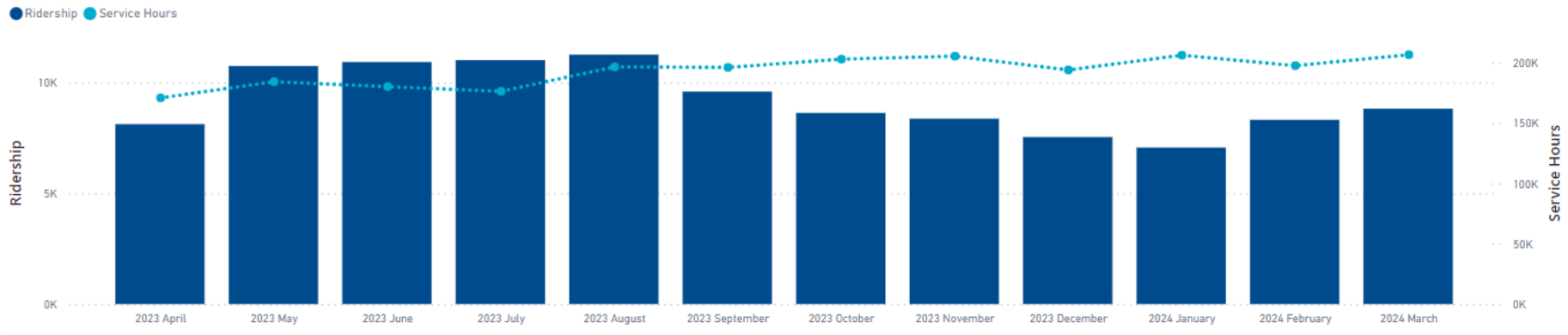
Saltspring Island Para Transit

Fiscal Year	FY22/23		FY23/24		YoY Var (Actuals)	YoY Var (Budgets)	Tier Average FY23/24	Tier Average Var
Group	Actuals	Budgets	Actuals	Budgets				
Local Investment								
Fleet Size	5	5	5	5	0.0%	0.0%	4	36.4%
Service Hours (000)	9.57	9.28	9.29	9.28	-2.9%	0.0%	4.93	88.5%
Service Hours per Capita	1.12	1.09	1.06	1.05	-5.7%	-2.9%	.49	113.5%
Total Cost (\$000)	1,078.33	899.89	970.02	1,081.53	-10.0%	20.2%	645.73	50.2%
Performance								
Operating Cost Recovery (%)	20.14	19.22	23.48	20.34	16.6%	5.9%	9.15	156.5%
Operating Cost/Passenger Trip (\$)	9.47	10.11	8.02	9.68	-15.3%	-4.3%	30.85	-74.0%
Operating Cost/Service Hour (\$)	104.06	97.00	95.33	107.53	-8.4%	10.9%	125.47	-24.0%
Passenger Trips/Service Hour	10.98	9.59	11.88	11.11	8.2%	15.9%	5.21	128.3%
Return on Investment								
Passenger Trips (000)	105.13	88.97	110.42	103.07	5.0%	15.9%	30.25	265.0%
Passenger Trips per Capita	12.31	10.42	12.55	11.72	2.0%	12.5%	3.24	286.9%
Revenue/Trip (\$)	1.91	1.94	1.88	1.97	-1.3%	1.3%	2.29	-17.9%
Total Revenue (\$000)	200.57	172.93	208.00	202.91	3.7%	17.3%	57.64	260.8%

RIDERSHIP AND SERVICE HOURS BY FISCAL YEAR



RIDERSHIP AND SERVICE HOURS BY MONTH



2021 Transit Future Service Plan

TRANSIT *future* ▶ service plan

SALT SPRING ISLAND

2021



2021 Transit Future Service Plan

10 Service Priorities 2022-2026

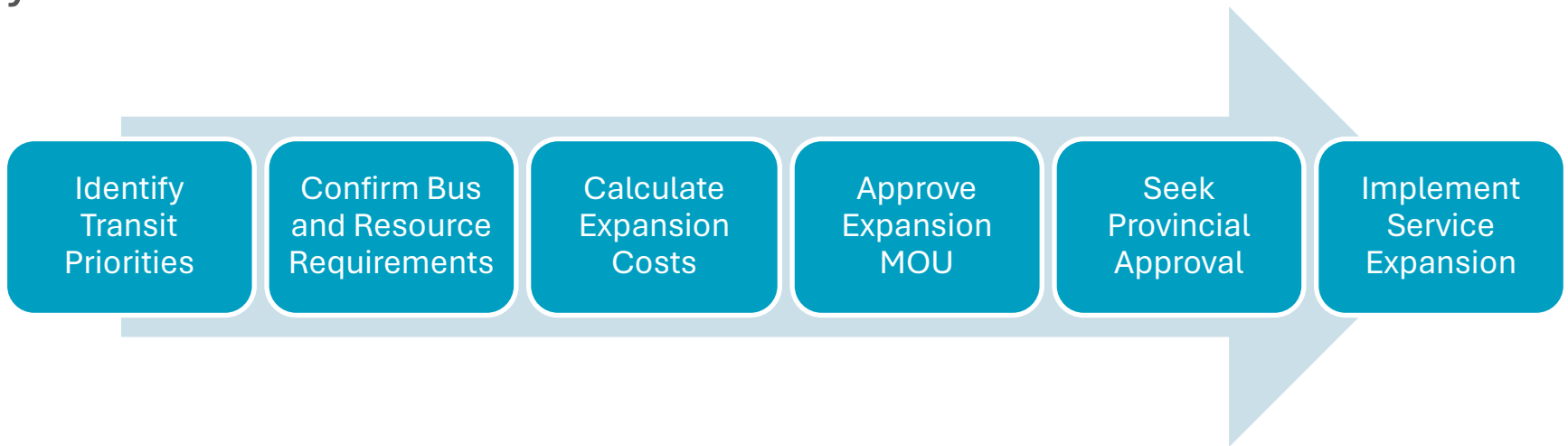
Priority	Description	Expansion Resources
Additional Fulford peak service and Year-round Beaver Point/Ruckle Park service	Increase 2 Fulford Harbour frequency to 60 min weekday peak and provide route 9 Ruckle Park year-round.	1780 service hours, 1 bus
Flexible Ganges Local shuttle and Rural Trip Windows	On-request rural trip windows to North End, Sunset Drive, Southey Point, Isabella Point	1250 service hours, 1 bus
Separation of Fernwood and Walker's Hook for additional peak service	Separate existing limited Walker's Hook service (Route 5 Fernwood) into new 8 Walker's Hook with 3 trips a day. Two additional trips on 3 Vesuvius for hourly service during peak AM and PM periods Monday to Saturday.	1360 service hours, 1 bus
Reallocation of route 6 SS Connector resources to improve route 3 and 5 service span	Discontinue Route 6. Add additional trips to 3 Vesuvius and 5 Fernwood to increase AM and PM service span.	650 service hours, 1 bus
Later weekend service to Long Harbour	Additional trips to meet later ferries on route 4 Long Harbour, one additional trip on 9 Ruckle Park for 3 trips/day	160 service hours

21

What is TIPs?

Transit Investment Program

An annual, iterative 3-year costing process that confirms Local Government's expansion commitment for the following year.



2024 TIPs Expansion Priorities – Year 1

PROPOSED EXPANSION INITIATIVES						
AOA Period	In Service	Annual Hours	Vehicle Requirements	Estimated Annual Revenue	Estimated Annual Total Costs	Estimated Annual Net Municipal Share
2025/26	October	1,780	2	24,157	343,738	158,860
		Description	Additional Route 2 peak service (1000 hrs). Route 9 year-round service to Beaver Point/Ruckle Park (780 hrs)			



2024 TIPs Expansion Priorities – Years 2 & 3

PROPOSED EXPANSION INITIATIVES						
AOA Period	In Service	Annual Hours	Vehicle Requirements	Estimated Annual Revenue	Estimated Annual Total Costs	Estimated Annual Net Municipal Share
2026/27	June	1,080	0	15,235	208,706	83,503
		Description	Extend route 7 Cusheon Lake to Beddis Beach (300 hrs). Additional weekend evening trips on route 4 Long Harbour and one additional trip on route 9 Ruckle Park (780 hrs)			
2027/28	October	2,010	2	28,355	330,593	150,534
		Description	Reallocation of route 6 SS Connector resources to improve route 3 and 5 service span (650 hrs). Separation of Fernwood and Walker's Hook to increase peak service (1360 hrs).			
2027/28	June	1,250	1	17,634	215,516	95,569
		Description	Flexible Ganges and rural trip windows.			



Thank You!

Seth Wright
Senior Manager, Government Relations
swright@bctransit.com

Ganges Village Tour Bus Parking Study

Salt Spring Island Local Community

Commission Meeting

WATT Consulting Group

June 20, 2024



Project Objective:

- Confirm requirements and explore different locations for tour bus parking in Ganges Village and how best the facility could be placed / designed recognizing the unique geographic, transportation, and economic constraints within the village.

Project Tasks Completed To-Date:

1. Reviewed context
2. Conducted key stakeholder outreach
3. Evaluated & narrowed down sites
4. Developed high-level concepts & costs

Presentation Overview



Update Salt Spring Local Community Commission



Summarize Bus Layover Options Explored



Present Draft Design Concepts / Options



Determine Any Next Steps

Context & Requirements

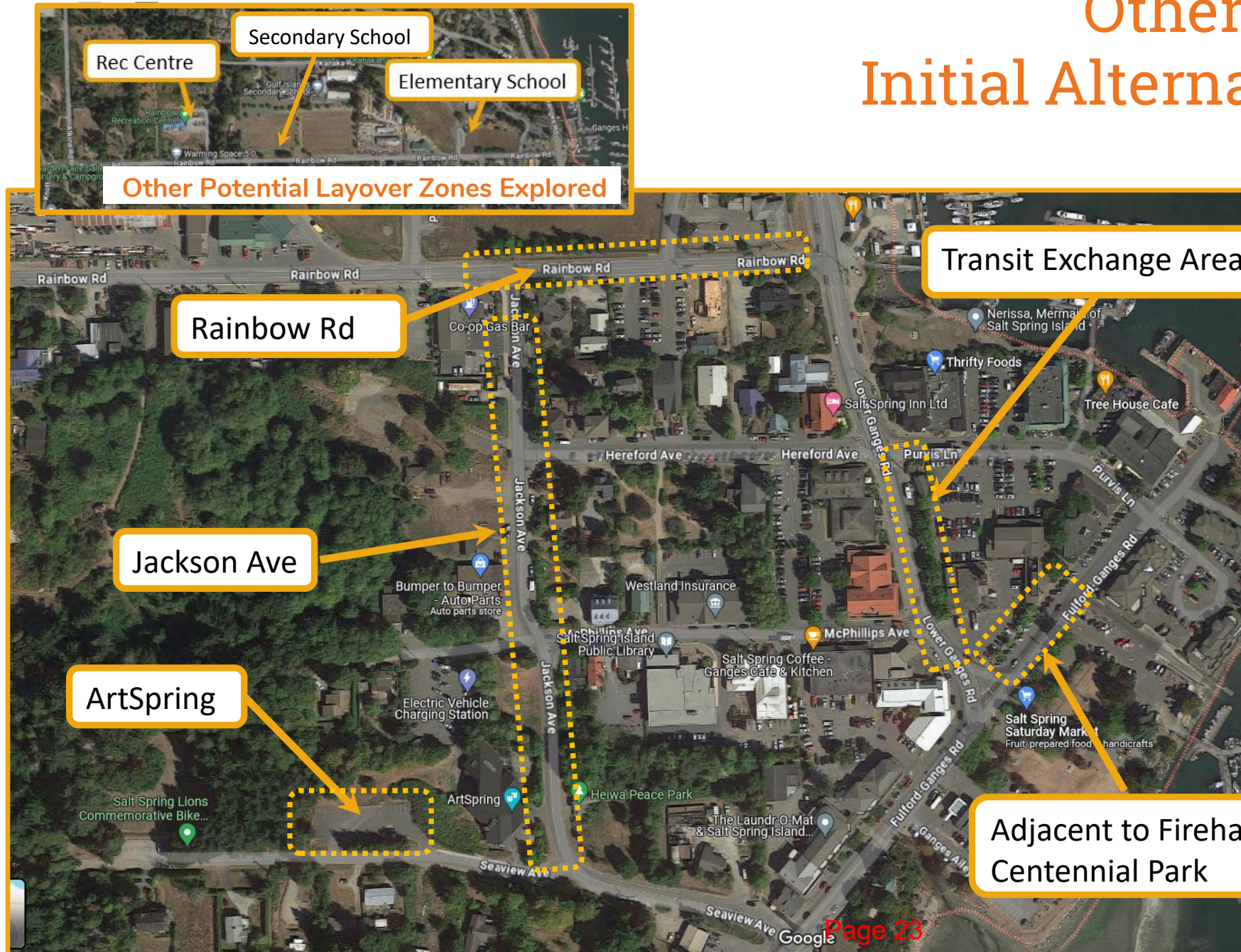
Key Stakeholder Interviews - What We Heard:

- **Tours from off-island providers** reportedly down since pandemic.
- **Tour Salt Spring** offers private charters and tours utilizing a 14-passenger Sprinter van and sometimes stops at the Salt Spring Saturday Market. They do not use / need a fixed stop in Ganges.
- **Salt Spring Hop-On, Hop Off** provides hourly scheduled service between Ganges and several wineries, food makers, and parks on the Island with a 24-foot cutaway bus.
 - In 2023, requested and received space extension at existing transit exchange: using rear of this zone for pick up, drop off, short layover.
 - Space also being used as commercial loading zone.
- **BC Transit:** future expansions to Salt Spring Island Transit frequency, vehicle size will require expanded Ganges Exchange bus zone, use of space currently used by Hop-On, Hop Off.
- **Current tour operators** expressed no existing need for change; however, would be wise to plan ahead for possible large tour bus visits in future + transit system future requirements.

Key Stakeholder Interviews Held:

- CRD Staff
- Salt Spring Island Chamber of Commerce
- Salt Spring Hop-On, Hop-Off
- Tour Salt Spring
- Off Island Tour Bus Operators
- BC Transit

Other Considerations + Initial Alternate Site Screening



Other Site Considerations:

- Central location; sense of arrival if possible.
- Minimize impacts on existing businesses, Saturday Market
- Waiting area for boarding and alighting
- Space for longer layovers (may be separated from pick up / drop off point)
- Pedestrian and multimodal linkages
- Preserve as much parking as possible
- Access to public washrooms preferred
- Weather protection

Refined Short List - Sites Explored Further for Conceptual Design

Further Site Analysis Conducted:

- Turning movements for potential drop off / pick up locations
- Turning movements for potential longer layover locations
- Conceptual design and costing for the alternate sites shown here



Turning Movements



Right turn check onto Purvis Lane and Lower Ganges Road



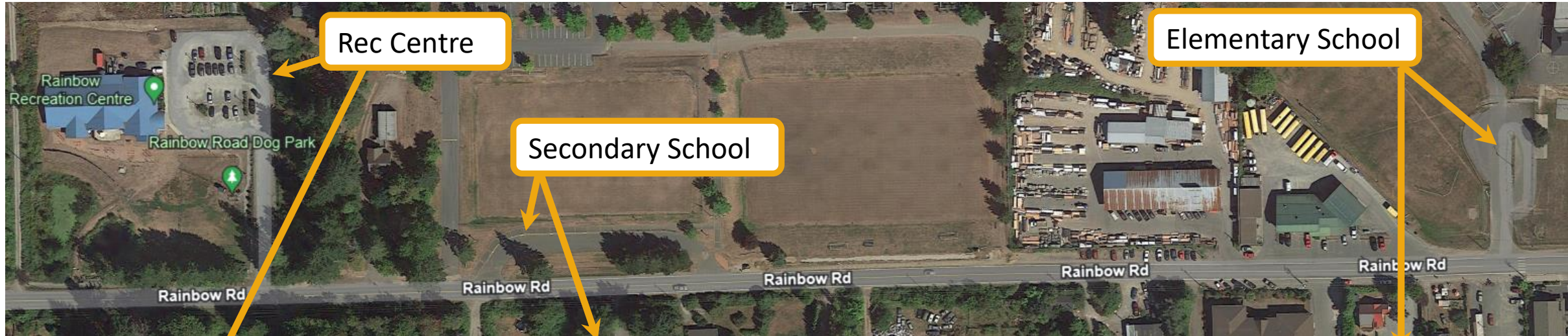
Right turn off Seaview Avenue onto Fulford-Ganges Road



Left turn check from Lower Ganges Road onto Purvis Lane

ALL POTENTIAL ARRIVAL/DEPARTURE SPACES HAVE ADEQUATE TURNING CAPACITY FOR A 30 FT BUS

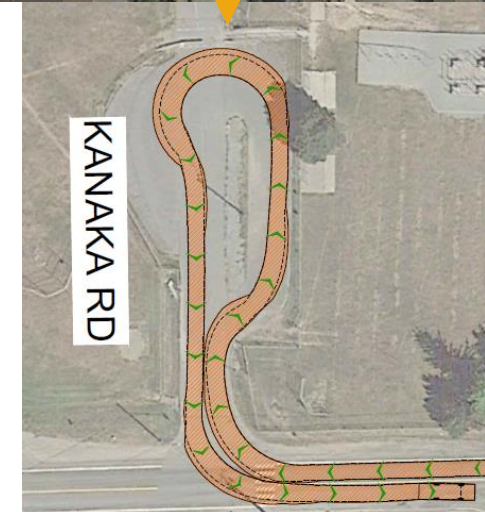
Potential Layover Spaces



Rainbow Recreation Centre



Gulf Islands Secondary School

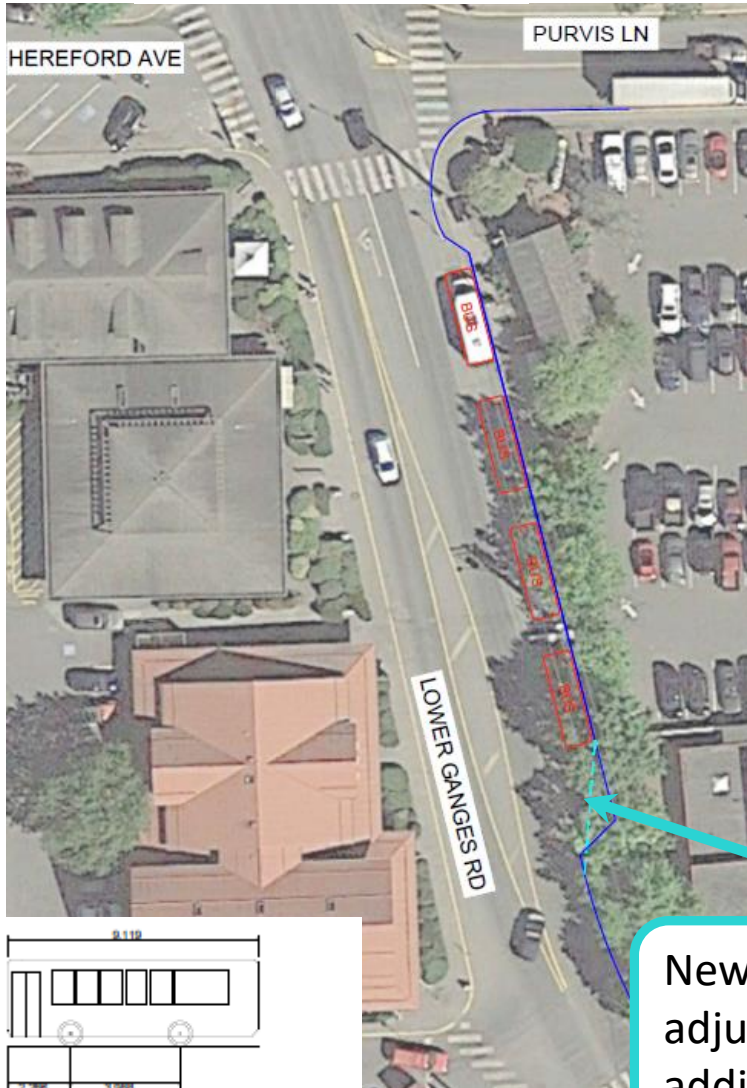


Salt Spring Elementary School (SD64)

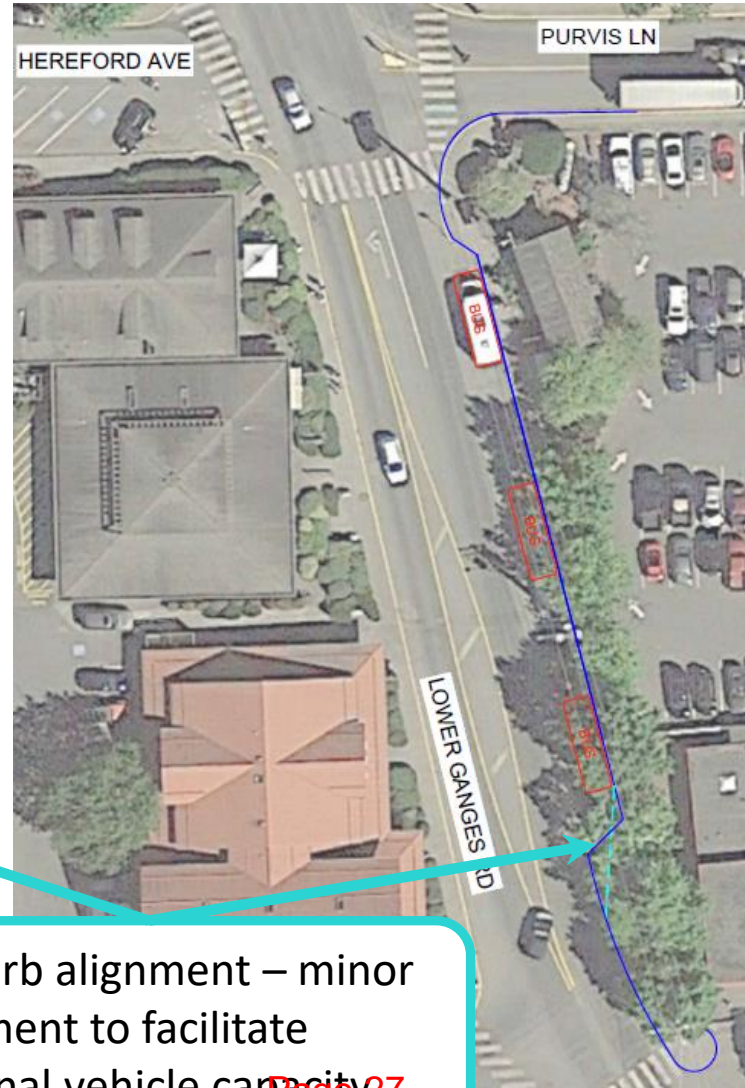
**ALL POTENTIAL STORAGE/TURNAROUND SPACES
HAVE ADEQUATE TURNING CAPACITY FOR A 30 FT BUS**

Conceptual Design 1 – Extend Transit Exchange

BUS STOP LAYOUT - FIFO



BUS STOP LAYOUT - INDEPENDANT ARRIVAL & DEPARTURE



New curb alignment – minor adjustment to facilitate additional vehicle capacity

BENEFITS

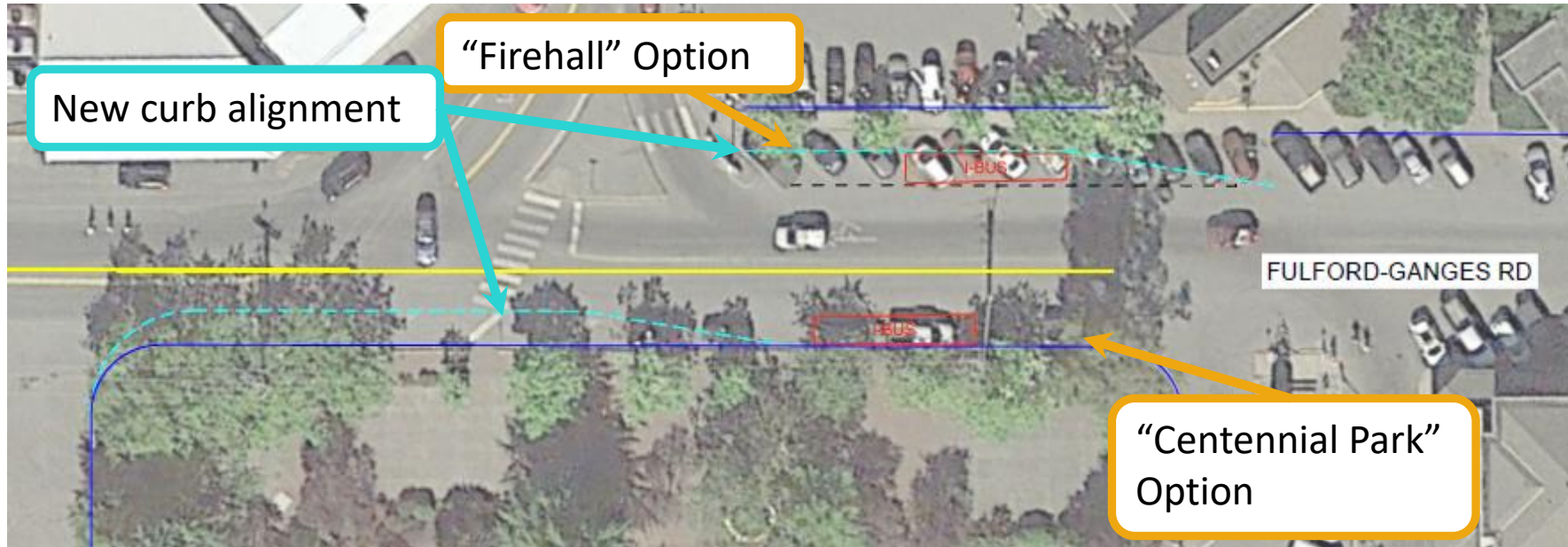
- Sense of Arrival
- Sidewalk
- Groups buses in one location
- Minimal parking spaces lost
- Existing shelter, amenities

TRADE-OFFS

- Limited space
- Already in use with some conflicts reported
- BC Transit may need these spots for future expansion

Costs Associated: \$10,000, but may be more feasible as part of larger upgrade to exchange.

Conceptual Designs 2 & 3 - Firehall and Centennial Park



**Adjacent to Firehall:
Costs Associated:
\$69,100**

**Adjacent to Park:
Costs Associated:
\$48,900**

ADJACENT TO FIREHALL		ADJACENT TO CENTENNIAL PARK	
Benefits	Tradeoffs	Benefits	Tradeoffs
<ul style="list-style-type: none"> • Sense of Arrival • Sidewalk • Close by public washrooms • Possible addition of 1 accessible parking space • Complements exchange 	<ul style="list-style-type: none"> • Approx. 12-13 Parking Spaces Lost • BC Transit may need this spot for future expansion 	<ul style="list-style-type: none"> • Sense of Arrival • Sidewalk • Close by public washrooms 	<ul style="list-style-type: none"> • Approx. 7 Parking Spaces Lost • Potentially impacts loading/unloading for Saturday Market

Conceptual Design 4 - Jackson Ave



BENEFITS

- No parking spaces lost (possible addition of parking when buses not using space)
- Out of the way spot; can function as both arrival/departure and layover spot

TRADE-OFFS

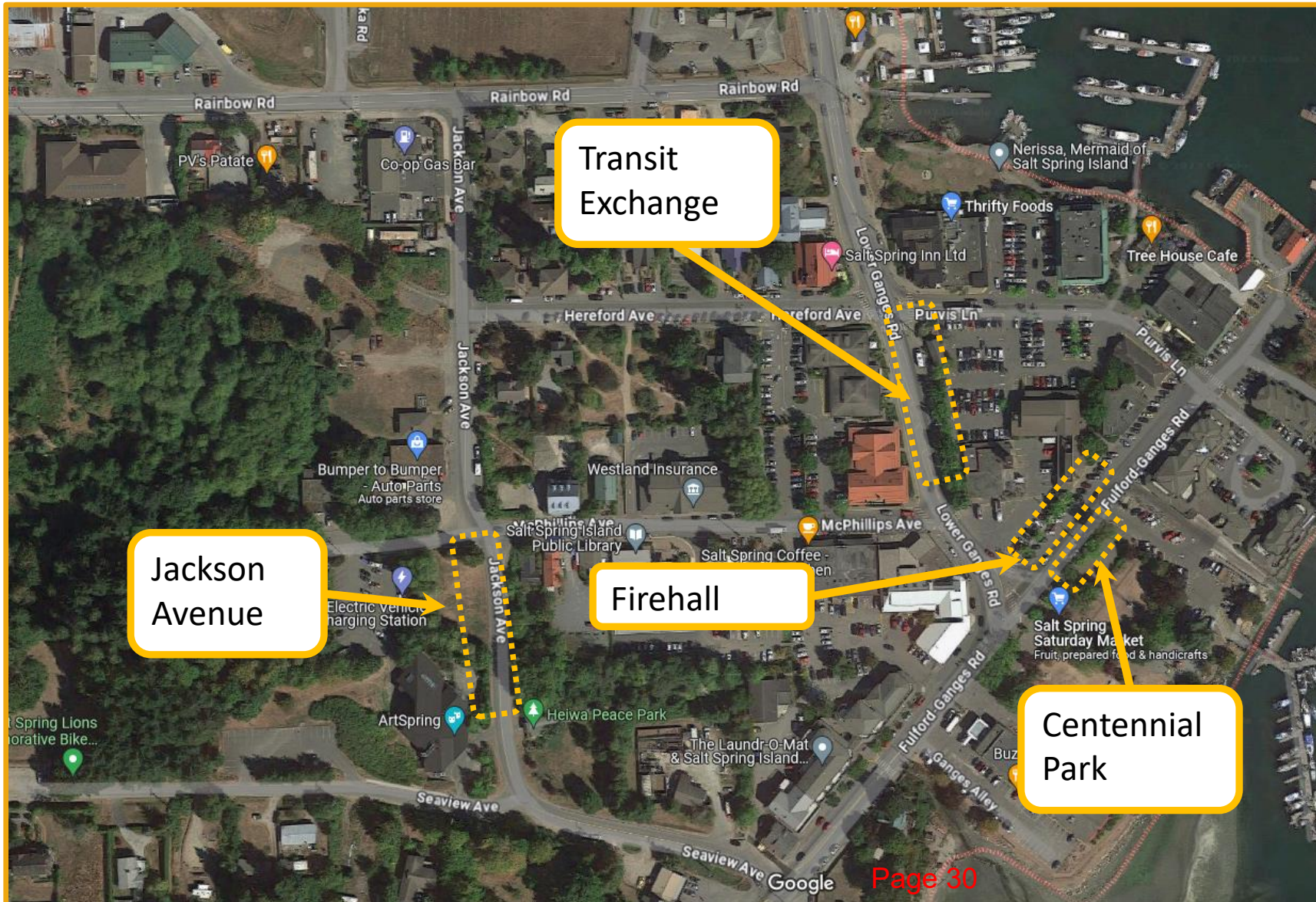
- Less Sense of Arrival
- No Sidewalk
- No nearby public washroom

Costs Associated:

Without Sidewalk: \$48,400

With Sidewalk: \$74,100

Initial Conceptual Design Analysis and Conclusions



- **Existing Exchange Option** – Minor adjustment to curbing could help facilitate increased space, capacity
- **Fire Hall Option** – Offers potential space for tour buses + resilience to transit system, but greater parking impacts. Consider as this area develops in future?
- **Jackson Avenue Option** – A feasible option for tour buses or other vehicle parking; no existing parking impacts but less central location.
- **Centennial Park Option** – Less favoured: impacts Saturday Market operations the most, offers less operational flexibility.

Suggested Approach:

1. Make any adjustments based on Commission feedback
2. Refine conceptual designs and high-level costing
3. Develop and submit project memo
4. Consider integration of the more favourable options into any future improvements in the area.

Thoughts and Questions?

THANKYOU

From: robinashleywilliams@gmail.com
To: [Legserv](#)
Subject: Addressing the Board - Submission
Date: Tuesday, June 18, 2024 11:03:01 AM

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.....

Your name::
ROBIN WILLIAMS

I represent::
MYSELF

Telephone::
[REDACTED]

Fax::

Email address::
[REDACTED]

Street address (optional)::
[REDACTED]

SALT SPRING ISLAND

Municipality/Electoral Area in which you reside::
Salt Spring Island E.A.

I wish to address::
Salt Spring Island Local Community Commission

Meeting Date::
JUNE 20TH. 2024

Agenda Item::
TRANSIT ITEM 6.1.1

My reason(s) for appearing (is/are) and the substance of my presentation is as follows::
COMMENTS REGARDING SSI TRANSIT ROUTE 7 CUSHEON LAKE AND THE SERVICE REVIEW AND EXPANSION

I will attend the meeting::
In person

I will have a PowerPoint or video presentation and will submit it at least 24 hours in advance of the meeting.:
No

The meeting and my presentation will be webstreamed live via the CRD website and recorded.:
I understand,

Submitted at:6/18/2024 11:02:56 AM

Submitted via:<https://www.crd.bc.ca/about/board-committees/addressing-the-board/addressing-the-crd-board-committees>

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REPORT TO SALT SPRING ISLAND LOCAL COMMUNITY COMMISSION MEETING OF THURSDAY, JUNE 20, 2024

SUBJECT **Public Electrical Charging Stations – Salt Spring Island**

ISSUE SUMMARY

To provide an update on the addition of ten level 2 chargers to be located on Salt Spring Island (SSI) parkland as part of the Capital Regional District (CRD) Public Electric Charging Network Project funded by Investing in Canada Infrastructure Program – Clean BC Communities Fund (ICIP-CCF).

BACKGROUND

As of May 2024, there are five public Electric Vehicle (EV) chargers located on SSI CRD parkland at the Rainbow Recreation Centre, ArtSpring and Portlock Park. Ten additional public chargers have been funded through ICIP-CCF and CRD's Climate Action service for SSI. Four potential sites are being considered:

1. ArtSpring Community Arts Centre - the existing chargers are being considered for replacement under this project, with up to four total charging ports.
2. Portlock Park - the existing charger is being considered for replacement under this project, with up to 2 total charging ports.
3. Rainbow Recreation Centre - the existing chargers will remain, with up to two additional charging ports added.
4. Centennial Park - up to two new charging ports are being considered for this site.

Each site will be examined for technical feasibility, which will inform the exact placement and total number of charger ports installed. If an identified site is not considered feasible during the project, alternate sites may be identified.

As part of the ICIP-CCF, the CRD, through the Climate Action service, plans to install over one-hundred and fifty Level 2 public chargers across the region between 2024-2028. The service will likely manage and operate the majority of these as part of the CRD Public Electric Charging Network project.

To date, CRD has not charged a fee on use of public EV chargers. As per best practices cited in the CRD's Local Government EV and E-Bike Infrastructure Planning Guide (2018), the CRD Board will determine if they want to adopt an Electric Vehicle Fees and Charges Bylaw that will be implemented across the region. This Bylaw will result in a user fee of \$1/hour on CRD owned and operated non-load shared public EV chargers. Staff anticipate this user fee will be updated to an energy-based billing model (\$/kW) in 2025-2026.

All revenue received from user fees on public EV chargers will be allocated to the owner CRD service to recoup operational costs. For the new SSI EV chargers associated with the grant, CRD Climate Action service will cover the costs of installation and ongoing maintenance. If the LCC wants to take ownership of the new charger once they are installed, additional funding will be required to support annual maintenance and charging costs not recovered by user fees.

IMPLICATIONS

Financial Implications

The estimated total cost of the chargers on SSI are approximately \$150,000, 73.33% which is funded by ICIP-CCF and 26.67% by the CRD Climate Action service.

Operating cost and revenue of the 10 chargers will be funded and recovered to the CRD Climate Action service unless the LCC chooses to transfer ownership of the chargers after installation. The cost of operating EV chargers varies with level of use which impacts amount of electricity used and wear and tear. SSI public EV chargers’ range between 3 to 6 hours of daily use based on currently available data. An average conservative estimate of 4 hours per day indicates that each charger would incur an estimated \$1,000 per year in electricity fees. Annual warranty, network, maintenance, bylaw enforcement, and replacement costs are being considered by the Climate Action service on a regional network basis.

Once an energy-based billing model is adopted, this revenue will likely go up. Potential revenue from the Province’s Low Carbon Fuel Standard credit market may also support the operational costs of EV chargers.

CONCLUSION

Ten level two chargers have been allocated to SSI as part of the CRD Public Electric Charging Network Project funded by the Canada Infrastructure Program – Clean BC Communities Fund and the CRD Climate Action service. Charging a fee for charging improves access for EV drivers without access to charging at home and can discourage behaviour such as overuse of public infrastructure without consideration for the cost of service. The CRD Board will be considering the adoption of an Electric Vehicle Fees and Charges Bylaw that will be implemented across the region for all CRD owned and operated chargers.

RECOMMENDATION

There is no recommendation, this report is for information only.

Submitted by:	Dan Ovington, BBA, Manager, SSI Parks and Recreation
Concurrence:	Stephen Henderson, Senior Manager, Real Estate, Southern Gulf Island Electoral Area and Salt Spring Island Local Community Commission
Concurrence:	Nikki Elliott, MPA, Manager, Climate Action Programs

ATTACHMENT(S)

No attachments



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**REPORT SALT SPRING ISLAND LOCAL COMMUNITY COMMISSION
MEETING OF THURSDAY, JUNE 20, 2024**

SUBJECT: Designated CRD Community Park Land on SSI

ISSUE

To inform the Commission of community park land currently held by the Salt Spring Island Parks and Recreation Service.

BACKGROUND

The Salt Spring Island (SSI) Local Community Commission (LCC) has requested a review of all properties currently held by LCC services. With the exception of the liquid waste service, SSI Parks and Recreation is the only LCC service that holds land. In addition to community park land, statutory rights of way, highway-use permits, leases and licenses for trails, lakes, beach accesses and tidal waters are also held by the SSI Parks and Recreation service. For the purpose of this report only community park land is being reviewed.

At the April 18th, 2024, Local Community Commission Meeting the following motion was passed:

That discussion by the Salt Spring Island Local Community Commission (LCC) regarding the potential future use of the Kanaka Road properties be deferred until after the LCC has reviewed all properties currently held by LCC services and request that staff bring information to one of the LCC's future meeting to enable a discussion of:

- All properties currently held by LCC services (location, size, current use, future plans)
- Any encumbrances that exist on the use and/or disposal of each property
- Options that would be available to the LCC should it decide to change the use of or dispose of one or more of these properties.

A map giving an overview of SSI CRD community parkland with location has been included in (Appendix A). Property size, current and future use and known encumbrances have been identified in (Appendix B). There are limited options available to the LCC should it decide to change the use or dispose of park land. A change in use would require rezoning the property to another park and reserve or community facilities zone under the SSI Local Trust Committee Land Use Bylaw No. 355. Rezoning park land for non-park and recreation purposes, swapping or selling the property would require a disposition of park land.

Disposition of park land varies depending on how the land was acquired.

- *Disposal of parkland dedicated on subdivision:* Elector approval is required for disposal of these parklands. All proceeds from sale must be placed in a parkland acquisition reserve fund.
- *Removing parkland dedicated (purchased) by bylaw:* Elector approval is required to remove the dedication. Once a dedication is removed, the local government can dispose of the property under regular land disposal rules.

Park land can be exchanged for other parkland or sold. Funds from the sale of parkland need to be held or returned to the parkland acquisition fund regardless of how it was acquired.

In 1999 the SSI CRD Parks and Recreation service attempted to sell ten park land reserve properties that included: P-4 Blackburn Road, P-15 Eagle Ridge, P-20 Harrison Avenue, P-25 Long Harbour Road, P-28 Monteith Drive and P-52 Wildwood Crescent Park Reserve. Funds from the sale of the ten properties were to be used towards the purchase of a property for a future indoor recreation facility. The disposition of these properties required electoral approval and a referendum was held. The referendum to dispose of surplus park land subsequently failed.

IMPLICATIONS

Financial Implications

Disposal of parkland referendum is estimated at an additional cost of \$70,000. Note that funds from the sale of parkland need to be held or returned to the parkland acquisition fund regardless of how it was acquired.

210 Kanaka was recently assessed by BC Assessment at \$374,000 and 220 Kanaka was recently assessed at \$421,000. If one or both of these lots were sold new land would need to be acquired to support our park maintenance facilities, storage and staff.

Environmental Implications

Biodiversity and the supply of ecosystem services are declining rapidly across British Columbia. It is important to recognize opportunities to conserve threatened natural areas, species at risk habitat and other local environmentally significant areas.

CONCLUSION

The LCC requested that discussions regarding the potential future use of the Kanaka Road properties be deferred until after the LCC has reviewed all properties currently held by an LCC service.

This report provides an overview of community park land currently held by the Salt Spring Island Parks and Recreation Service and provides additional details for 61 properties including legal, descriptions, size, encumbrances, and options for disposal.

Statutory rights of way, highway-use permits, leases and licenses for trails, lakes, beach accesses and tidal waters have not been included in this overview.

RECOMMENDATION

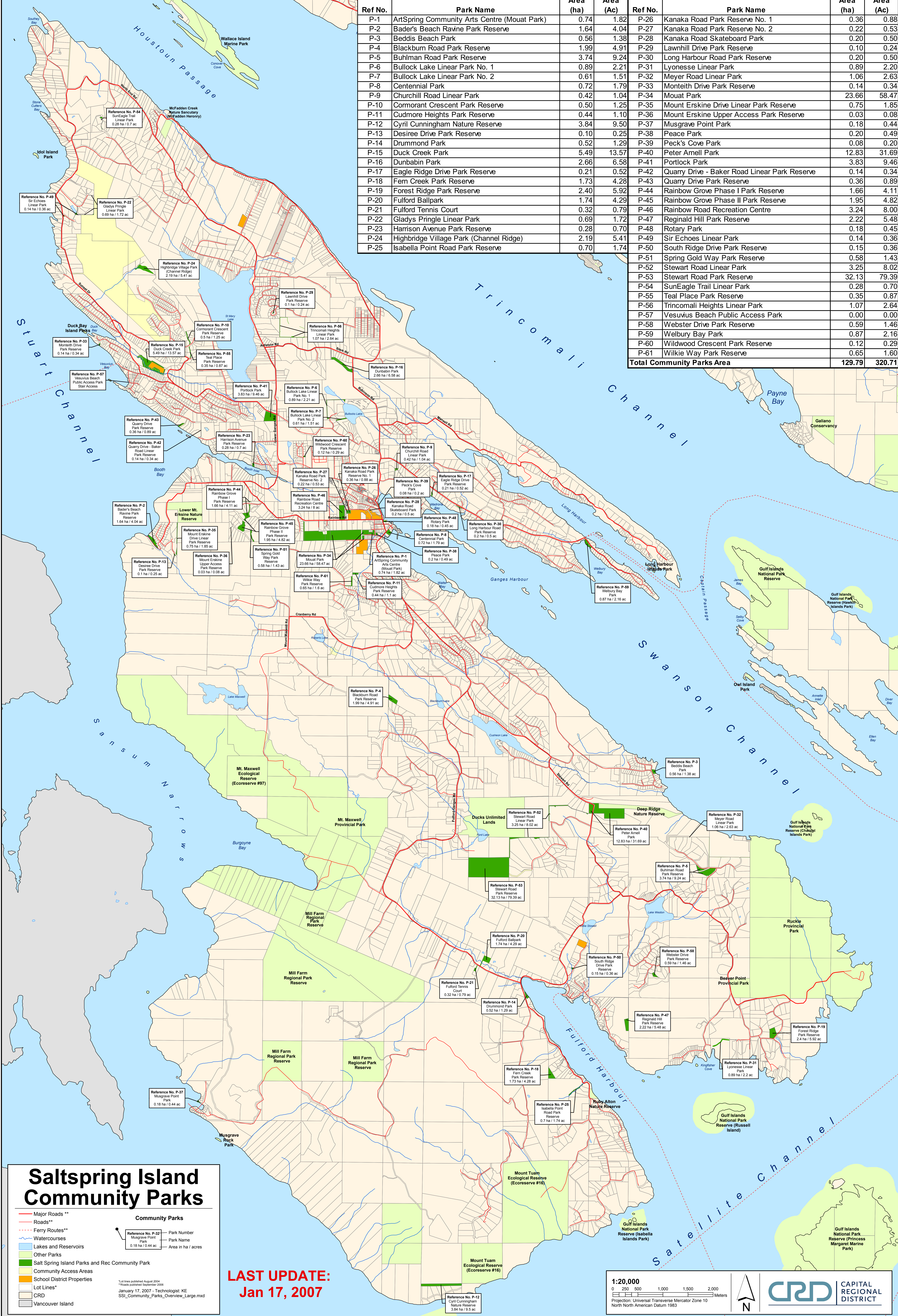
There is no recommendation, this report is for information only.

Submitted by:	Dan Ovington, BBA, Manager, Parks and Recreation
Concurrence:	Stephen Henderson, BSc, P.G. Dip.Eng, MBA, Sr Manager of Real Estate, Southern Gulf Island Electoral Area and Salt Spring LCC

ATTACHMENT:

Appendix A – Map, SSI Community Park Location and Reference Number

Appendix B – SSI Community Park Land Inventory



Ref No.	Park Name	Area (ha)	Area (Ac)	Ref No.	Park Name	Area (ha)	Area (Ac)
P-1	ArtSpring Community Arts Centre (Mouat Park)	0.74	1.82	P-26	Kanaka Road Park Reserve No. 1	0.36	0.88
P-2	Bader's Beach Ravine Park Reserve	1.64	4.04	P-27	Kanaka Road Park Reserve No. 2	0.22	0.53
P-3	Beddis Beach Park	0.56	1.38	P-28	Kanaka Road Skateboard Park	0.20	0.50
P-4	Blackburn Road Park Reserve	1.99	4.91	P-29	Lawnhill Drive Park Reserve	0.10	0.24
P-5	Buhlman Road Park Reserve	3.74	9.24	P-30	Long Harbour Road Park Reserve	0.20	0.50
P-6	Bullock Lake Linear Park No. 1	0.89	2.21	P-31	Lyonesse Linear Park	0.89	2.20
P-7	Bullock Lake Linear Park No. 2	0.61	1.51	P-32	Meyer Road Linear Park	1.06	2.63
P-8	Centennial Park	0.72	1.79	P-33	Monteith Drive Park Reserve	0.14	0.34
P-9	Churchill Road Linear Park	0.42	1.04	P-34	Mouat Park	23.66	58.47
P-10	Comorant Crescent Park Reserve	0.50	1.25	P-35	Mount Erskine Drive Linear Park Reserve	0.75	1.85
P-11	Cudmore Heights Park Reserve	0.44	1.10	P-36	Mount Erskine Upper Access Park Reserve	0.03	0.08
P-12	Cyril Cunningham Nature Reserve	3.84	9.50	P-37	Musgrave Point Park	0.18	0.44
P-13	Desiree Drive Park Reserve	0.10	0.25	P-38	Peace Park	0.20	0.49
P-14	Drummond Park	0.52	1.29	P-39	Peck's Cove Park	0.08	0.20
P-15	Duck Creek Park	5.49	13.57	P-40	Peter Arnell Park	12.83	31.69
P-16	Dunbabin Park	2.66	6.58	P-41	Portlock Park	3.83	9.46
P-17	Eagle Ridge Drive Park Reserve	0.21	0.52	P-42	Quarry Drive - Baker Road Linear Park Reserve	0.14	0.34
P-18	Fern Creek Park Reserve	1.73	4.28	P-43	Quarry Drive Park Reserve	0.36	0.89
P-19	Forest Ridge Park Reserve	2.40	5.92	P-44	Rainbow Grove Phase I Park Reserve	1.66	4.11
P-20	Fulford Ballpark	1.74	4.29	P-45	Rainbow Grove Phase II Park Reserve	1.95	4.82
P-21	Fulford Tennis Court	0.32	0.79	P-46	Rainbow Road Recreation Centre	3.24	8.00
P-22	Gladys Pringle Linear Park	0.69	1.72	P-47	Reginald Hill Park Reserve	2.22	5.48
P-23	Hamison Avenue Park Reserve	0.28	0.70	P-48	Rotary Park	0.18	0.45
P-24	Highbridge Village Park (Channel Ridge)	2.19	5.41	P-49	Sir Echoes Linear Park	0.14	0.36
P-25	Isabella Point Road Park Reserve	0.70	1.74	P-50	South Ridge Drive Park Reserve	0.15	0.36
				P-51	Spring Gold Way Park Reserve	0.58	1.43
				P-52	Stewart Road Linear Park	3.25	8.02
				P-53	Stewart Road Park Reserve	32.13	79.39
				P-54	SunEagle Trail Linear Park	0.28	0.70
				P-55	Teal Park Park Reserve	0.35	0.87
				P-56	Trincomali Heights Linear Park	1.07	2.64
				P-57	Vesuvius Beach Public Access Park	0.00	0.00
				P-58	Webster Drive Park Reserve	0.59	1.46
				P-59	Welbury Bay Park	0.87	2.16
				P-60	Wildwood Crescent Park Reserve	0.12	0.29
				P-61	Wilkie Way Park Reserve	0.65	1.60
				Total Community Parks Area	129.79	320.71	

Saltspring Island Community Parks

Community Parks

- Major Roads **
- Roads**
- Ferry Routes**
- Watercourses
- Lakes and Reservoirs
- Other Parks
- Salt Spring Island Parks and Rec Community Park
- Community Access Areas
- School District Properties
- Lot Lines*
- CRD
- Vancouver Island

Reference No. P-32
Musgrave Point Park
0.18 ha / 0.44 ac

*Lot lines published August 2004
**Roads published September 2005
January 17, 2007 - Technologist: KE
SSL_Community_Parks_Overview_Large.mxd

LAST UPDATE:
Jan 17, 2007

1:20,000

0 250 500 1,000 1,500 2,000
Meters

Projection: Universal Transverse Mercator Zone 10
North North American Datum 1983

CRD CAPITAL REGIONAL DISTRICT

Park #	Park Name	Civic Locations	Ownership Type	PID	Title	Other Doc	Encumbrances	Legal Description	Size (Acres)	Size (HA)
P-01	Art Spring Community Arts Centre Site	100 Jackson Avenue (025-907-212)	Fee Simple Land (CRD)	025-907-212	EW45694	NA	Undersurface and other exc&res,Possibility of Reverter	Lot A Section 1, NSSI Range, 3E Cowichan District, Plan VIP 76836	Approx 1.67 acres	0.676 HA
P-01	Art Spring Community Arts Centre Site	100 Jackson Avenue (025-907-221)	Fee Simple Land (CRD)	025-907-221	EW45695	NA		LOT B SECTION 1 NORTH SALT SPRING ISLAND RANGE 3E COWICHAN DISTRICT		
P-02	Bader's Beach Ravine Park Reserve	400 block Collins Road (West foot of Collins road between 435 &455 Collins Road)	Dedicated Park	NA	NA	NA		PLAN VIP76836	Approx 4 Acres	
P-03	Beddis Beach Park	1450* Beddis Road	Dedicated Park	NA	NA	NA		Dedicated Park that part described as "Park" in plan 14541, in section 76 SSSI Cowichan District	1.41 Acres	0.571 HA
P-04	Blackburn Road Park Reserve	0000 Blackburn Road	Dedicated Park	NA	NA	NA		Dedicated park that part described as "Park" in plan 38998 in section 85,SSSI Cowichan District	4.58 Acres	1.853 HA
P-05	Buhlman Road Park Reserve	0000 Buhlman Road	Fee Simple Land (CRD)	016-763-823	EF67913	NA	Undersurface Rights, Easement	Lot 9, Section 73, SSSI, Cowichan District Plan 51403	9.85 Acres	3.983 HA
P-06	Bullock Lake Trail Linear Park	100 Block Highwood Place &approx. 330* Robinson Road	Dedicated Park	NA	NA	NA		Dedicated Park that part described as "Park" in plan 45709, section 7, Range 3 East, NSSI, Cowichan District	Unknown Approx 1 acre	0.405 HA
P-07	Centennial Park	100 Block Fulford- Ganges Road	Fee Simple Land (CRD)	004-571-631	R59823	NA	Undersurface rights and other exc &res, possibility of reverter, Easement	Block A of lot 474 Section 1, Range 4 East, NSSI, Cowichan District	1.71 Acres	0.692 HA
P-08	Cudmore Heights Park Reserve	200 Block Cudmore Road	Dedicated Park	NA	NA	NA		"Park" Subdivision from Plan 65084	0.948 Acres	0.226 HA
P-10	Cyril Cunningham Trust Fund Joint Management Lands	Isabella Point	Fee Simple Land (Trust Fund Board)	018-650-422	EH13531	No RE Record	Right of way, Covenant, Statutory right of way	LOT B, SECTION 32, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN VIP58173 (SEE PLAN AS TO LIMITED ACCESS--ACCESS BY WATER ONLY)	9.760 Acres	3.95 HA
P-11	Desiree Drive Park Reserve	0000 Desiree Drive	Dedicated Park	NA	NA	NA		Dedicated Park that [art described as "Park" in plan VIP58843 Sections 1 and 20, Range 2 West Cowichan District	0.25 Acres	0.101 HA
P-12	Drummond Park	100 Block Isabella Point Road	Fee simple land (Fulford Community Hall Association) PARC License of Occupation	003-412-008	39495W	Licence		Lot 1, Section 13, Range 1 SSSI, Cowichan District Plan 23550 License of use	5 Acres	2.023 HA
P-13	Duck Creek Park	100 Block Sunset Drive & 100 Block Broadwell (across from 209 Sunset & between 158 & 160 Broadwell)	Dedicated Park	NA	NA	NA		Dedicated Park that part described as "Park" in plan VIP59522 in section 9, Range 2 West and section 10, Range 2 & 3W, NSSI Cowichan District	13.591 Acres	5.50 HA (excluding creeks)
P-14	Dunbabin Park	475* Robinson Road& 401* Stark Road between 383 & 441 Stark Road	Dedicated Park	NA	NA	NA		Dedicated Park that part described as "Park" in Plan VIP 67771 in section 9 & 10, Range 3E, NSSI, Cowichan District	6.845 Acres	2.77 HA
P-15	Eagle Ridge Drive Reserves Lands	0000 Eagle Ridge Drive off Long Harbour Road	Dedicated Park	NA	NA	NA		Dedicated Park that part described as "Park" in plan 41849 in section 3, Range 5 East NSSI CD	0.58 Acres	0.235 HA
P-16	Fern Creek Park Reserve	0000 Isabella Point Road	Dedicated Park	NA	NA	NA		Dedicated Park that part described as "Park" in Strata Plan VIS3639 in Section 52, SSSI Cowichan District	7.0 Acres	2.833 HA
P-17	Forest Ridge Park Reserve	0000 Forest Ride Road	Dedicated Park	NA	NA	NA		Dedicated Park that described as "Park" in plan 41099, Section 55, SSSI Cowichan District	6.086 Acres	2.463 HA
P-18	Fulford Ball Park	2400 Block Fulford-Ganges Road (East side of road)	Fee simple land (Akerman) Leased to PARC	006-499-724	EE92104	Lease	Easement	Fee simple land (Akerman) part of lot "A, Plan 2350	4.20 Acres	1.70 HA
P-19	Fulford Tennis Courts	2400 Block Fulford-Ganges Road (west side of road beside fire hall)	Fee Simple Land (SSI Fire Protection District Ganges) Leased to PARC	005-445-850	J90650	Lease	Statutory right of way	LOT 1, SECTION 10, RANGE 1, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 10051	1.709 Acres	0.692 HA
P-20	Harrison Avenue Parks Reserve Lands	0000 Harrison Avenue	Dedicated Park	NA	NA	NA		Dedicated Park that part described as "Park" in Plan 16858 Section 4, Range 1 East, NSSI Cowichan District	0.071 Acres	0.287 HA
P-21	Kanaka Road Reserve #1	210 Kanaka Road	Fee Simple Land (CRD)	003-915-255	EF82447	NA	Covenant	Parcel "A" (DD3625131) of Lot 1, Section 2, Range 3 East, NSSI Cowichan District Plan 17333	0.76 Acres	0.182 HA

Park #	Park Name	Civic Locations	Ownership Type	PID	Title	Other Doc	Encumbrances	Legal Description	Size (Acres)	Size (HA)
P-22	Kanaka Road Reserve #2	220 Kanaka Road	Fee Simple Land (CRD)	003-915-204	EK122490	NA		Lot1, Section 2, Range 3 East, NSSI Cowichan District, Plan 17333 except Parcel A	0.46 Acres	0.109 HA
P-23	Kanaka Road Skateboard Park	0000 Kanaka Road at Aldous Road	Fee simple land (SD64)	005-885-272	S74910	Licence		Lot 1 Block 5, Section 2, Range East 3 NSSI Cowichin District Plan VIP6224	1.0 Acres	0.405 HA
P-24	Lawnhill Drive Park Reserve	125* Lawnhill Drive (between 120 & 130 opposite)	Dedicated Park	NA	NA	NA		Dedicated Park that part described as "Park" in plan 23328, Section 13, Range 1 East. NSSI, Cowichan District	0.10 Acres	0.040 HA
P-25	Long Harbour Road Park Reserve	0000 Long Harbour Road	Dedicated Park	NA	NA	NA		Dedicated Park that part described as "Park" in plan 41849, Section 2, Range 5 East, NSSI, Cowichan District	0.674 Acres	0.161 HA
P-26	Lyonnesse Linear Park	0000 Fraser Road	Dedicated Park	NA	NA	NA		Registration being finalized no description available yet (note this is from 2007)	3.799 Acres	0.907 HA
P-27	Meyer Road Trail Linear Park	0000 Meyer Road	Dedicated Park	NA	NA	NA		Dedicated park that part described as "Park" in plan 51406, section 73, SSSI Cowichan District	2.37 Acres	0.96 HA
P-28	Monteith Drive Park Reserve	0000 Monteith Road	Dedicated Park	NA	NA	NA		Dedicated Park that part described as "Park" in plan 42322, section 10, Range 3 West, NSSI Cowichan District	0.2 Acres	0.080 HA
P-29	Mouat Park	150* Seaview Drive	Fee simple land (CRD)	023-441-470	ES8452	NA	Undersurface and other EXC & RES, Possibility of Reverter5	Lot A, Section 1, Range 3 East, NSSI Cowichan District Plan VIP 63457	55 Acres	22.257 HA
P-29	Mouat Park	150* Seaview Drive	Fee simple land (CRD)	023-441-496	ES8453	NA	Undersurface and other EXC & RES, Possibility of Reverter	Lot A, Section 1, NSSI, Range 3E Cowichan District Plan VIP 63458	55 Acres	22.257 HA
P-30	Mount Erskine Drive Trail corridor reserve (Badar)	0000 Mount Erskine Drive	Dedicated Park	NA	NA	NA		Dedicated Park that part described as "Park" in Plan VIP 58843, Sections 1 & 20 Range 2 West, NSSI Cowichan District	1.73 Acres	0.700 HA
P-31	Mount Erskine Upper Access Trail	0000 Trustees Trail	Dedicated Park	NA	NA	NA		Park Pending Finalization from Rainbow Grove Subdiv.	0.64 Acres	0.026 HA
P-32	Musgrove Point Park	0000 Musgrove Landing Road	Fee simple land (CRD)	001-292-561	F2506	NA	Right of way, Restrictive Covenant	Lot B, District Lot 46. SSSI, Cowichan District Plan 30128	0.44 Acres	0.18 HA
P-33	Pearce Park	100 Block Jackson Ave @ Seaview	Fee Simple Land (CRD)	025-906-488	EW45681	NA	undersurface and other exc & res, Possibility of Reverter	Lot A, Section 1, Range 3E, NSSI, Cowichan District, Plan VIP 76835	1.0 Acres	0.239 HA
P-34	Peter Arnell Park	300 Block Stewart Road (both sides of the road)	Fee Simple Land (CRD)	026-066-581	EW137342	NA	Undersurface rights , Undersurface rights and other exc & res, possibility of reverter, easement	LOT A SECTION 76 SOUTH SALT SPRING ISLAND COWICHAN DISTRICT PLAN VIP77719	31 Acres	12.545 HA
P-35	Portlock Park	145 Vesuvius Bay Road	Fee Simple Land (CRD)	009-602-356	E59723	NA	Undersurface Rights	Parcel 1 (DD214051-I) of Parcel "A" (DD33343-I), District lot 7 Range 1 East North Salt Spring Island, Cowichan District	10 Acres	4.047 HA
P-36	Pringle Farm Trail Linear Park	0000 Pringle Farm Road	Dedicated Park	NA	NA	NA		Dedicated Park those parts forming a trail described as "Park Dedication "in plan VIP 73223, District Lots 3 and 4, NSSI, Cowichan District	1.7 Acres	0.688 HA
P-37	Quarry Drive Park Reserve	200 Block Quarry Drive (between 217 & 241 Quarry Road)	Dedicated Park	NA	NA	NA		Dedicated Park that part described as "Park" in plan 46155, sections 6&7 Range 1 West, NSSI Cowichan District	2.0 Acres	0.809 HA
P-38	Rainbow Grove- Phase 1 Park reserve	0000 Juniper Place	Dedicated Park	NA	NA	NA		Dedicated Park that part described as "Park" in plan VIP67092 Section 1, Range 1 East NSSI, Cowichan District	4.226 Acres	1.71 HA
P-39	Rainbow Grove Phase 2 Park Reserve	0000 Spring Gold Way	Dedicated Park	NA	NA	NA		Dedicated Park that part described as "Park" in plan VIP80776 Sections 1 and 2 , Range 1, East, NSSI, Cowichan District	0.573 Acres and 7.743 Ar	0.137 HA and 1.85 HA
P-40+A42:J	Rainbow Road Recreation Centre Site	262 Rainbow Road	Fee Simple Land (CRD)	000-778-826	EK133993	NA	Easement	LOT 6, SECTION 2, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN 2580, EXCEPT THOSE PARTS IN PLANS 3995 AND 14449		

Park #	Park Name	Civic Locations	Ownership Type	PID	Title	Other Doc	Encumbrances	Legal Description	Size (Acres)	Size (HA)
P-40	Rainbow Road Recreation Centre Site	256 Rainbow Road and 262 Rainbow Road (Indoor Pool)	Fee Simple Land (CRD)	000-778-834	EK133994	NA	Easement, Covenant	Lot "C", Dection 2, Range 3, East, NSSI, Cowichan District Plan 6498, except that part in Plan 19844	7.82 Acres	1.868 HA
P-41	Reginald Hill Park Reserve	0000Reginald Hill Road	Dedicated Park	NA	NA	NA		COWICHAN DISTRICT, PLAN 2580, EXCEPT THOSE PARTS IN PLANS	5 Acres	
P-42	Rotary Park	100 Block Lower Ganges Road	Crown Land Lease	NA	NA	Licence		3995 AND 14449	1.0 Acres	2.0 0.405 HA
P-43	Sir Echoes Linear Park & Parking Area	000 Sir Echoes Way	Dedicated Park	NA	NA	NA		Dedicated park those parts described as "Park Dedication" in plan VIP66527 District Lots 3 and 4, NSSI, Cowichan District	0.306 Acres	0.073 HA
P-44	South Ridge Drive Park Reserve	0000 South Ridge Drive	Dedicated Park	NA	NA	NA		Dedicated Park that part described as "Park" in plan 39942, Section 15, Range 2, SSSI, Cowichan District	0.3 Acres	0.072 HA
P-45	Spring Gold Way Park Reserve	0000 Spring Gold Way	Dedicated Park	NA	NA	NA		Dedicated Park that part described as "Park" in plan VIP80776, Sections 1 & 2, Range 1 East, NSSI, Cowichan District	2.457 Acres	0.587 HA
P-46	Stewart Road Park Reserve ("80 Acre Park")	200 Block Sarah Way (between 268 & 270)	Fee Simple Land (CRD)	008-281-742	EN27756	NA	Covenant	the south 1/2 of The Northeast 1/4 of section 70 SSI Cowichan District	80 Acres	19.112 HA plus access corridor
P-47	Stewart Road Linear Park	100 Jennifer Road (corner of Jasper Rd and Jennifer Road)	Dedicated Park	NA	NA	NA		Three Sections:-Public/Pedestrian access to Stewart Road Park (trail) by SRow plan VIP73934 Over part of lot 4, section 71, SSSI Cowichan District -That part shown as "Park" on plan VIP73932, Section 71, SSSI, Cowichan District That part shown as "Park" That part shown as "Park" on Plan VIP79077, Sections 76 & 77, SSSI, Cowichan District	8 Acres	1.911 HA
P-48	Trincomali Heights Linear Park	0000 Trincomali place	Dedicated Park	NA	NA	NA		"Park" Subdivided from Paul Darc lands (former lot 11)	2.5 Acres	0.597 HA
P-49	SunEagle Trail Linear Park	0000 SunEagle Drive and 0000 Northview Place	Dedicated Park	NA	NA	NA		Dedicated Park that part described as "Park" on plan VIP73685, District lots 17 & 19, NSSI, Cowichan District	0.31 Acres	0.074 HA
P-50	Webster Drive Park Reserve	0000 Webster Drive	Dedicated Park	NA	NA	NA		Dedicated park that part described as "Park" on plan VIP58849, Section 60, NSSI, Cowichan District	2.341 Acres	0.559 HA
P-51	Welbury Bay Park	0000 Scott Point Drive	Dedicated Park	NA	NA	NA		Dedicated park that part described as "Park" on plan 16652, NSSI, Cowichan District	1.0 Acre	0.669 HA
P-52	Wildwood Crescent Park Reserve	100 Block Wildwood Crescent (between 121 & 135 Wildwood Crescent	Dedicated Park	NA	NA	NA		"Park" former plan 20218	0.26 Acres	0.062 HA
P-53	Wilkie Way Park Reserve	100 Block Wilkie Way (Corner of Wilkie way & Mt Belcher Heights Road) Wilkie way & Mt Belcher Heights Road)	Dedicated Park	NA	NA	NA		"Park" From Rem "A" Parcel A (DD 2093771)	1.643 Acres	0.669 HA
P-54	Isabella Point Road Park Reserve	0000 Isabella Point Road	Dedicated Park	NA	NA	NA		SECTION 42 COWICHAN PLAN VIP43394 PORTION 43394, DEDICATED PARK.		
P-55	Teal Placer Park Reserve	0000 Teal Place	Dedicated Park	NA	NA	NA		Dedicated Park	0.87 Acres	0.35 HA
P-56	Cormorant Place Park Reserve	0000 Cormorant Place	Dedicated Park	NA	NA	NA		Dedicated Park	1.25 Acres	0.51 HA
P-57	Dover Place Trail (Bullock Lake access)	0000 Dover Place	Dedicated Park	NA	NA	NA		Dedicated Park		
P-58	Highbridge Village Park (Channel Ridge)	0000 Highbridge Drive	Dedicated Park	NA	NA	NA		Legal description t.b.a Subdivision from part of Lot 5 of DL 4 & 6; and lot 9 of DL6; and sections 12 & 13 West NSSI, Cowichan District, pending finalization	5.26 Acres	2.13 HA
P-60	Vesuvius Beach Parkland-Beach Access	0000 Langley Road	Dedicated Park		NA	NA		PLAN VIP81734 SECTION 9 RANGE 2W COWICHAN PORTION SALTSRING ISLAND DEDICATED PARK	0.101 SQ Meters	

Park #	Park Name	Civic Locations	Ownership Type	PID	Title	Other Doc	Encumbrances	Legal Description	Size (Acres)	Size (HA)
P-61	Mount Maxwell Community Park	Mt Maxwell 031-938-744	Fee Simple Land (CRD)	031-938-744	CB564661	NA	Easement	THAT PART OF SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 84 SOUTH SALT SPRING ISLAND COWICHAN DISTRICT, EXCEPT PART IN PLAN VIP72682 SHOWN AS PARCEL A ON PLAN EPP126217		
P-61	Mount Maxwell Community Park	Mt Maxwell 009-748-482	Fee Simple Land (CRD)	009-748-482	CB564662	NA	Undersurface Rights, Easement	THE EASTERLY 30 CHAINS OF THE NORTH 160 ACRES OF THE NORTH 1/2 OF THE SECTION 80 SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT EXCEPT PLANS VIP72682 AND EPP126217		



Making a difference...together

**REPORT TO THE SALT SPRING ISLAND LOCAL COMMUNITY COMMISSION
MEETING OF THURSDAY, June 20, 2024**

SUBJECT Salt Spring Island Park Maintenance and Bus Depot Yard

ISSUE

To consider the submission of a land use application to amend the permitted uses at 210 and 220 Kanaka Road to support park maintenance and bus depot uses.

BACKGROUND

The Salt Spring Island (SSI) Parks and Recreation 2019 Strategic Plan identified the park maintenance service levels, equipment, facilities, and resource capacity as one of the top three priorities of future focus. This priority is the action required under the strategy to “invest in our capacity to deliver excellent service.” A thorough evaluation of equipment and facility needs was completed in collaboration with maintenance staff. It was determined that the current maintenance facility is inadequate for the work required to meet service levels and maximize service delivery.

The maintenance staff currently work out of a modular building located at 210 and 220 Kanaka Road (Kanaka). The maintenance facility is used to accommodate the daily functions and storage needs of park maintenance staff on SSI. This building has reached the end of its useful life and needs to be replaced. The current modular building being used does not have running water, proper ventilation or adequate space and does not meet CRD facility standards. Given the current storage and space restrictions, tools and equipment are currently stored at multiple locations which is inconvenient and inefficient.

Alternative locations including 262 Rainbow Road (Rainbow Recreation Centre) and 145 Vesuvius Bay Road (Portlock Park) have been explored as alternative locations for the park maintenance facility. Portlock Park is currently over subscribed and would require the removal of an existing park amenity to accommodate this use. Rainbow Recreation Centre was deemed unsuitable during the master planning process with community feedback supporting reserving this site for recreation purposes given it is the only CRD park land zoned for indoor recreation on SSI.

210 Kanaka is 0.76 acres, zoned Residential 2 (R2) and 220 Kanaka is 0.46 acres zoned Agriculture 1 (A1). Both Kanaka properties are located in the Agricultural Land Reserve (ALR), however the CRD received confirmation from the Agricultural Land Commission that the restrictions on use of agricultural land contained in the Agricultural Land Commission Act and BC Regulation 30/2019 do not apply to the properties as both parcels are under two acres in size.

The current zoning allows for public service uses. “Public Service” is defined as the use of land, building or structures for the maintenance, repair or storage of vehicles, equipment or construction material that are used solely for the provision, maintenance or repair of public utilities or highways, and for emergency response facilities are operated for the benefit of the general population of the island on which it is located. “Public Utilities” is defined as a use of land, or of unoccupied works and structures such as pipes, wires, poles, or towers, for the provision of electricity, gas, water, sewage collection, telephone, cablevision or telecommunications services to the public of the island on which it is located, or the use of land or unoccupied structures for navigational aids.

Salt Spring Island Parks and Recreation Commission – June 20, 2024
Salt Spring Island Parks Maintenance and Bus Depot

A zone-specific variation (site specific text amendment) based on the conceptual site plan (Appendix A) would need to be approved through the Islands Trust to include a public works and bus depo in the definition of “Public Service” prior to developing the Kanaka lots for this purpose.

IMPLICATIONS

Financial Implications

Detailed designs and cost estimates have not been completed for this project. A zone-specific variation would need to be approved for this phase of the project to proceed. The application fee for this is \$4,692.

Current funding for this project includes a combination of Grant Funding, Community Works Funding (CWF) and Capital Reserve Funding (CRF).

Funding Source	Funding Amount
Growing Communities Grant	\$487,500
CWF	\$102,500
Parks and Recreation CRF	\$60,000
Transportation CRF	\$50,000
TOTAL	\$700,000

Current funding is hoped to support a zoning variation, detailed designs, cost estimates, site preparation, utility connections, prefabricated building and park vehicles Electric Vehicle (EV) chargers. Additional funding will be required to support the construction of an auxiliary building, bus EV chargers, paved parking, fencing and wash pad.

ALTERNATIVES

That the Salt Spring Island Local Community Commission approves:

Alternative 1

That staff completes a submission to the Islands Trust a Land Use Application for a bylaw amendment to include a public works and bus depot in the definition of Public Service for 210 and 220 Kanaka Road on Salt Spring Island.

Alternative 2

Refer back to staff for more information.

CONCLUSION

The park maintenance facility located on Kanaka is used to accommodate the daily functions and storage needs of park maintenance staff to support parks and recreation, transportation and transit services and other public works as required. An opportunity exists to include a bus depot and storage to provide better efficiencies and costs savings to support the service.

Kanaka is currently not zoned for these purposes and requires an approved Land Use Application for development of the sites for these purposes to proceed.

RECOMMENDATION

That the Salt Spring Island Local Community Commission approves that staff complete a submission to the Islands Trust a Land Use Application for a bylaw amendment to include a public works and bus depot in the definition of Public Service for 210 and 220 Kanaka Road on Salt Spring Island.

Submitted by:	Dan Ovington, BBA, Parks and Recreation Manager
Concurrence:	Stephen Henderson, BSc, P.G. Dip.Eng, MBA, Sr Manager of Real Estate, Southern Gulf Island Electoral Area and Salt Spring LCC

ATTACHMENTS:

Appendix A – Kanaka Site Map Dated: January 14, 2024

Revisions		
No.	Date	Description
01	Jun. 06, 2023	General
02	Dec. 01, 2023	Separate Yards
02	Dec. 23, 2023	Shared Yards
04	Jan. 01, 2024	General
05	Jan. 14, 2024	General

Appendix A

CRD
CAPITAL REGIONAL
DISTRICT

SALT SPRING ISLAND
PARKS & RECREATION



PROPOSED NEW PARKS MAINTENANCE and BC TRANSIT YARDS AT KANAKA ROAD, GANGES, BC

GENERAL
CONCEPT 03

SITE PLAN Study Sketch

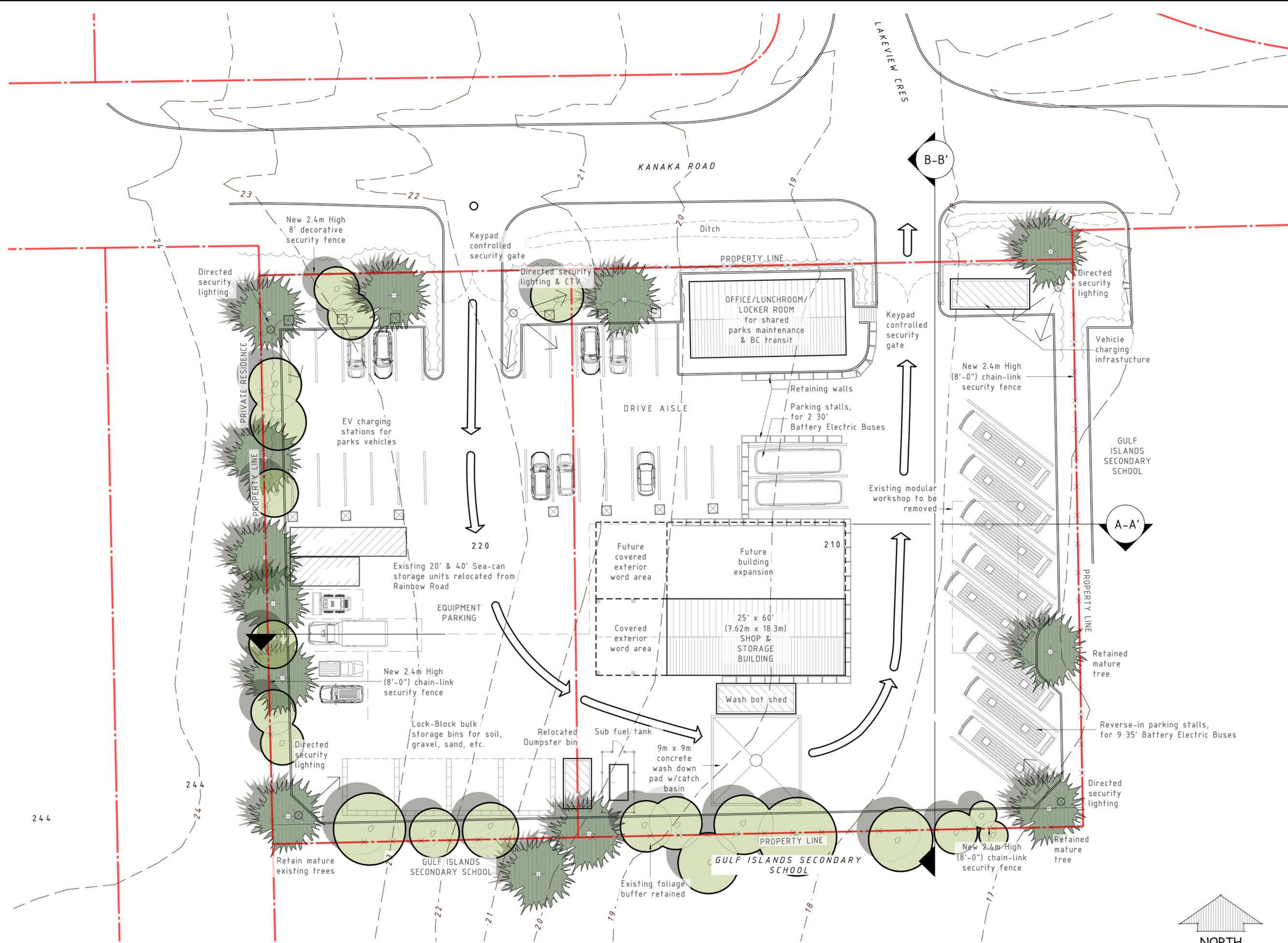


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Project No.: 2023-01
Drawn by: dcg, srd
Date: May 28, 2023

Drg. No. **SS - 3.2**

Revision No.: 05 Date: January 14, 2024

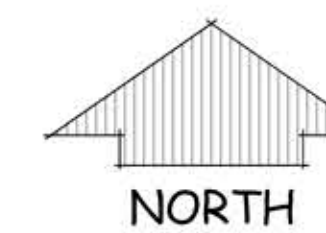


NEW PARKS MAINTENANCE and BC TRANSIT YARD CONCEPT

Scale: 1:200

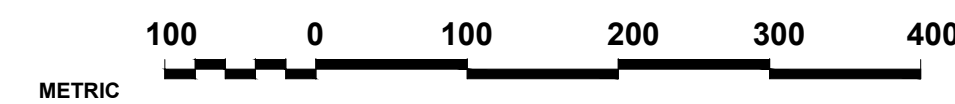
4 3 2 1 0 4 8 12 16

METRIC





CONTEXT PLAN Scale: 1:5000



CONCEPT NOTES

CONCEPT EVOLUTION

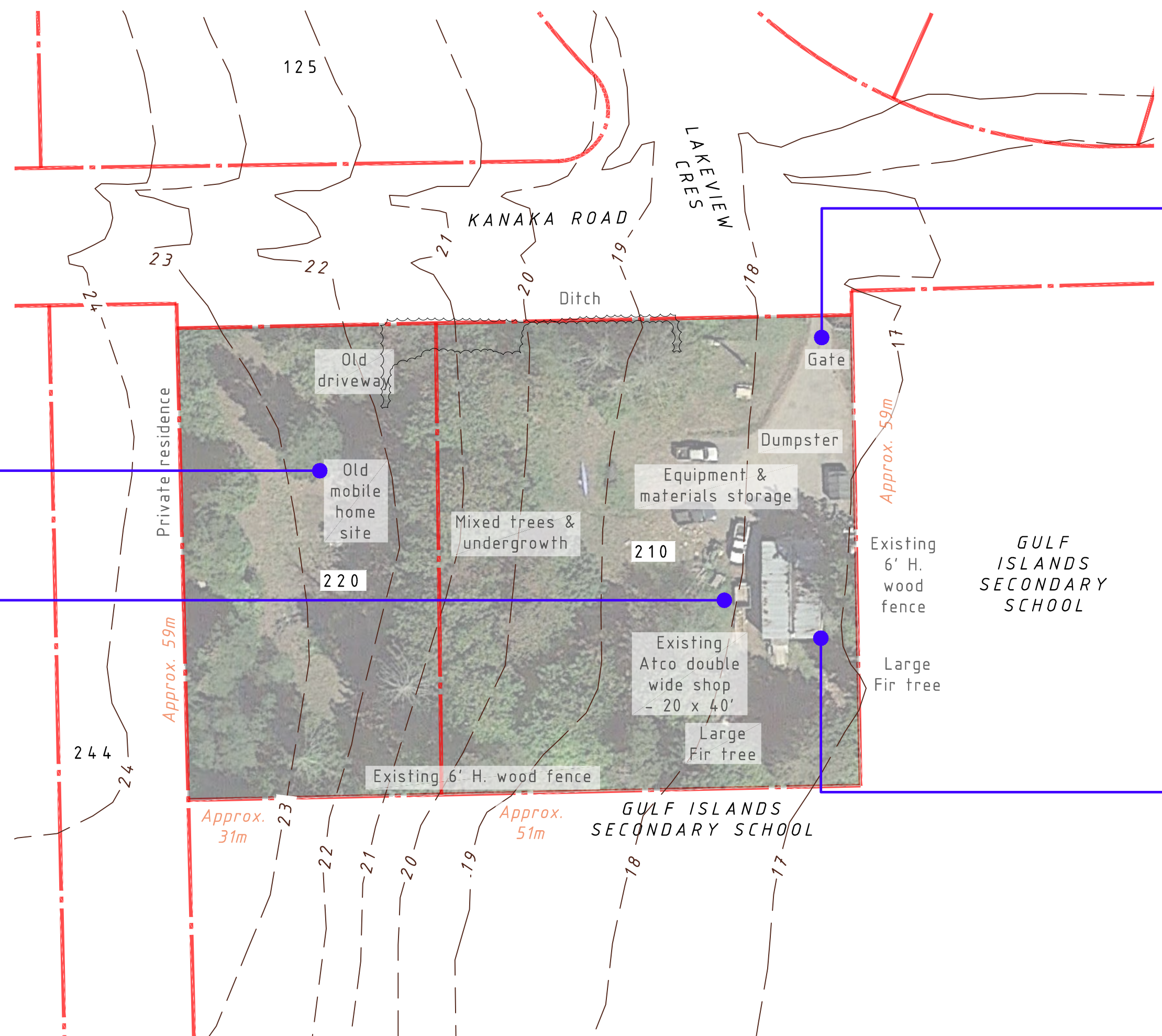
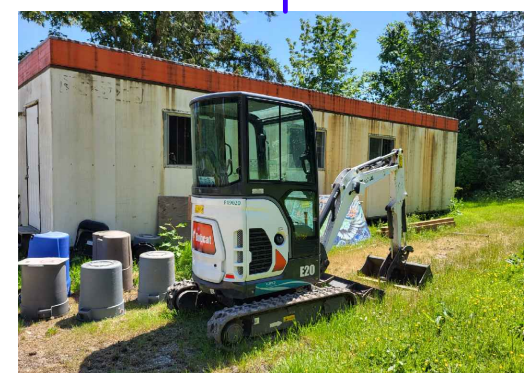
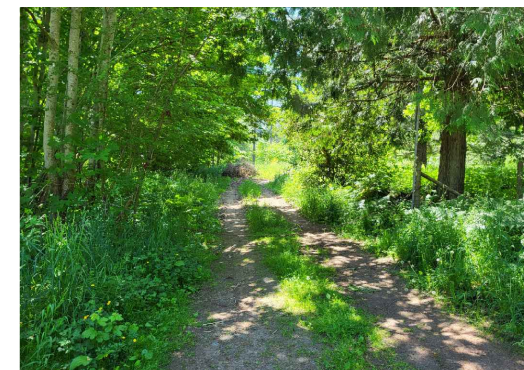
Concept 1 (June 2023) envisioned a shared maintenance yard facility serving PARC maintenance section activities and BC Transit bus parking on the CRD property located at 210 and 220 Kanaka Road. Feedback from PARC staff identified potential issues with space allocation, attempts to retain trees within a working maintenance yard, and possible operational conflicts with two busy organizations working side-by-side in limited space. Input received from BC Transit included a desire for additional bus parking space, enhanced bus washing and EV charging infrastructure, and a stand-alone office.

Concept 2 (November 2023) provided a revised site layout with separate maintenance yards on each of the two legal properties, and minimal crossover of operational activities. Analysis of transit bus turning radius requirements indicated that it would not be practical to accommodate separate operations on the site.

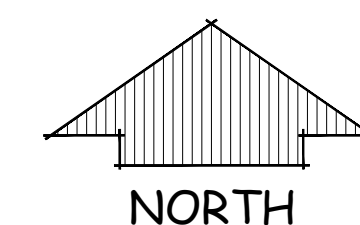
Concept 3 (December 2023) outlines a revised shared-use plan with parks maintenance yard requirements located on the west side of the site, and BC Transit bus parking on the east side. Shared amenities would include an auxiliary building housing supervisor's offices, a lunch/meeting room, a locker room and staff washrooms, a vehicle/equipment wash pad, electric vehicle charging infrastructure, and site security (perimeter fencing, high-intensity lighting, card-lock access gates, etc.). Transit bus and all vehicle circulation would be counter-clockwise, entering at the northwest corner of the site and exiting at the northeast.

MAINTENANCE YARD

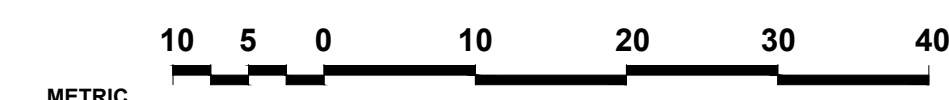
1. New Buildings to Replace Existing Modular Structure
 - Maintenance Building (1st stage) - Parks Maintenance
 - 7.6m x 22m (25' x 60'); 140 sq. m. (approx. 1,500 sq. ft.)
 - Pre-fabricated steel building
 - Covered Outside Work Area - 7.6m x 7.6m roof extension; (58 sq. m. (approx. 625 sq. ft.))
 - Potential building expansion (2nd stage) - additional 140 sq. m. (total area 3,000 sq. ft.)
 - Auxiliary Building - Shared Use
 - 7m x 15m (23' x 49'); 93.75 sq. m. (1009 sq. ft.)
 - Pre-fabricated steel or frame construction
 - Supervisor's offices, washrooms, locker room & lunch/meeting room
 - Secure shower room adjacent to locker room
 - Potential for solar power augmentation
 - Potential for rainwater harvesting (roof catchment & under building storage)
2. Perimeter Security Fencing
 - Aesthetic 2.4m (8') high security fence on Kanaka Road frontage
 - Heavy duty chain-link 2.4m high fencing on east, south and west boundaries
 - Keypad-controlled gates
3. Security Lighting
 - High-mast (10-12m high) directional LED floodlighting at site perimeter corners
 - Buildings - exterior wall-mounted area lights as needed
 - Potential for solar-powered site lighting
4. Transit Bus Parking
 - Two - 30' long "small" buses with EV charging stations
 - Eight - 35' long "medium" buses with EV charging stations
5. Staff and Crew Vehicle Shared Parking with EV charging stations
 - Personal and work vehicle parking
 - Parks maintenance equipment parking
 - EV charging infrastructure facility at yard northeast corner
6. Shared-Use Vehicle & Equipment Wash Station
 - Concrete wash pad; 9m x 9m (30' x 30') w/ catch basin drain & debris trap
 - Automatic "Wash-bot" equipment and storage shed
 - High-volume water connection
7. Parks Small Equipment Fuel Storage - small tank in fenced security enclosure
8. Shared-Use Garbage Dumpster
9. Parks Maintenance Sea-Can Storage Units
 - Two existing sea-cans from Rainbow Road site to be relocated to maintenance yard
 - One 20' unit and one 40' unit
10. Parks Maintenance Bulk Material Storage Bins
 - For planting medium, gravel, sand, compost, etc.
 - Units approx. 3m wide x 3m deep x 2m high
 - Constructed as needed from concrete loc-block on concrete base



EXISTING SITE PLAN



Scale: 1:500



Revisions		
No.	Date	Description
01	Jun. 06, 2023	General
02	Nov. 20, 2023	General
03	Jan. 15, 2024	General

CRD
CAPITAL REGIONAL DISTRICT

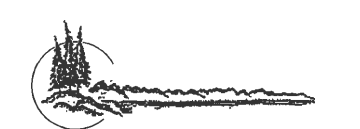
SALT SPRING ISLAND
PARKS & RECREATION



**PROPOSED
NEW PARKS
MAINTENANCE
and BC TRANSIT
YARDS AT
KANAKA ROAD,
GANGES, BC**

**GENERAL
CONCEPT 03**

**SITE PLAN
Context &
Existing**



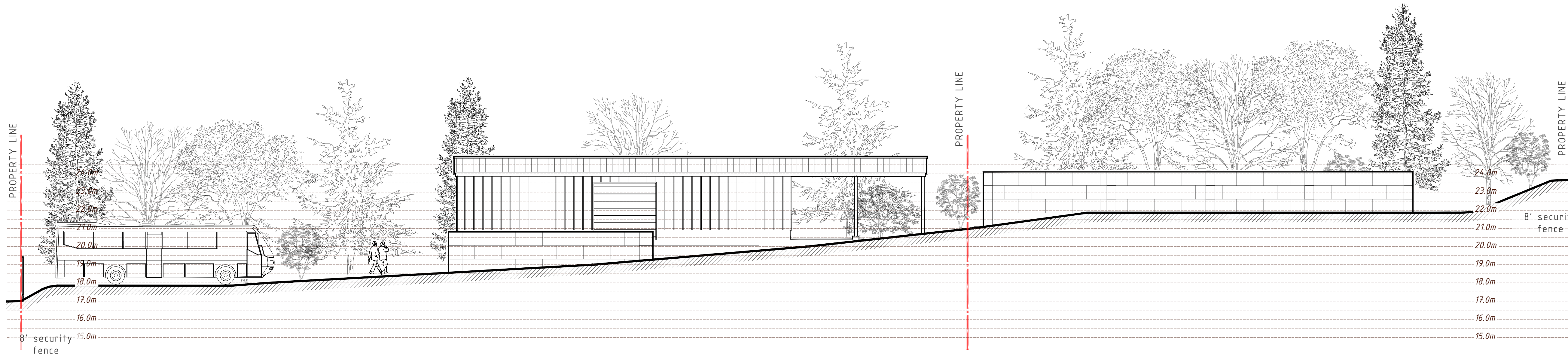
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Project No.: 2023-01
Drawn by: dcg, srd
Date: May 28, 2023

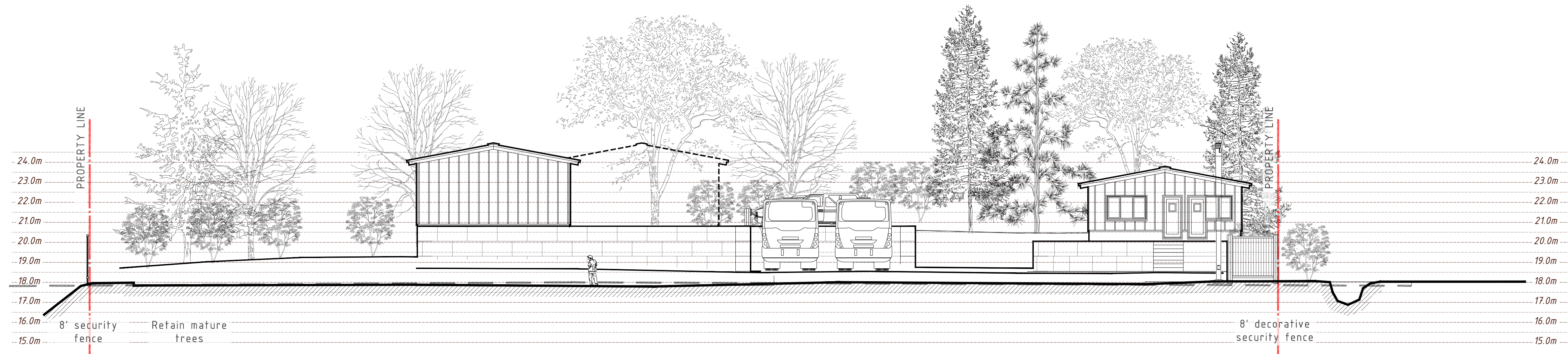
Drg. No. **SS - 3.1**

Revision No.: 03 Date: January 14, 2024





SECTION A-A' - EAST/WEST LOOKING SOUTH



SECTION B-B' - SOUTH/NORTH LOOKING WEST

Revisions		
No.	Date	Description
01	Jun. 06, 2023	General
02	Dec. 01, 2023	Separate Yards
02	Dec. 23, 2023	Shared Yards
04	Jan. 01, 2024	General
05	Jan. 14, 2024	General

CRD
CAPITAL REGIONAL
DISTRICT

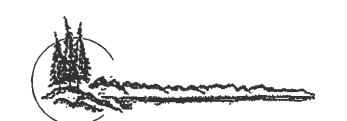
SALT SPRING ISLAND
PARKS & RECREATION



**PROPOSED
NEW PARKS
MAINTENANCE
and BC TRANSIT
YARDS AT
KANAKA ROAD,
GANGES, BC**

**GENERAL
CONCEPT 03**

**SITE PLAN
Typical Cross
Sections**

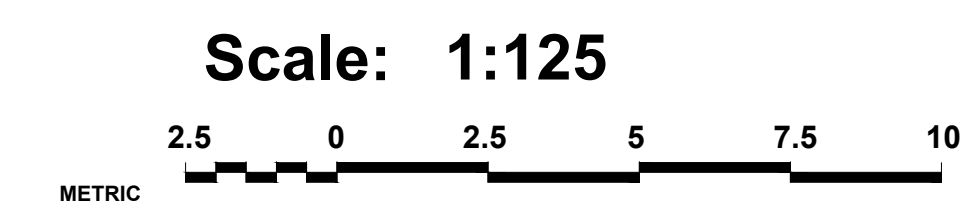


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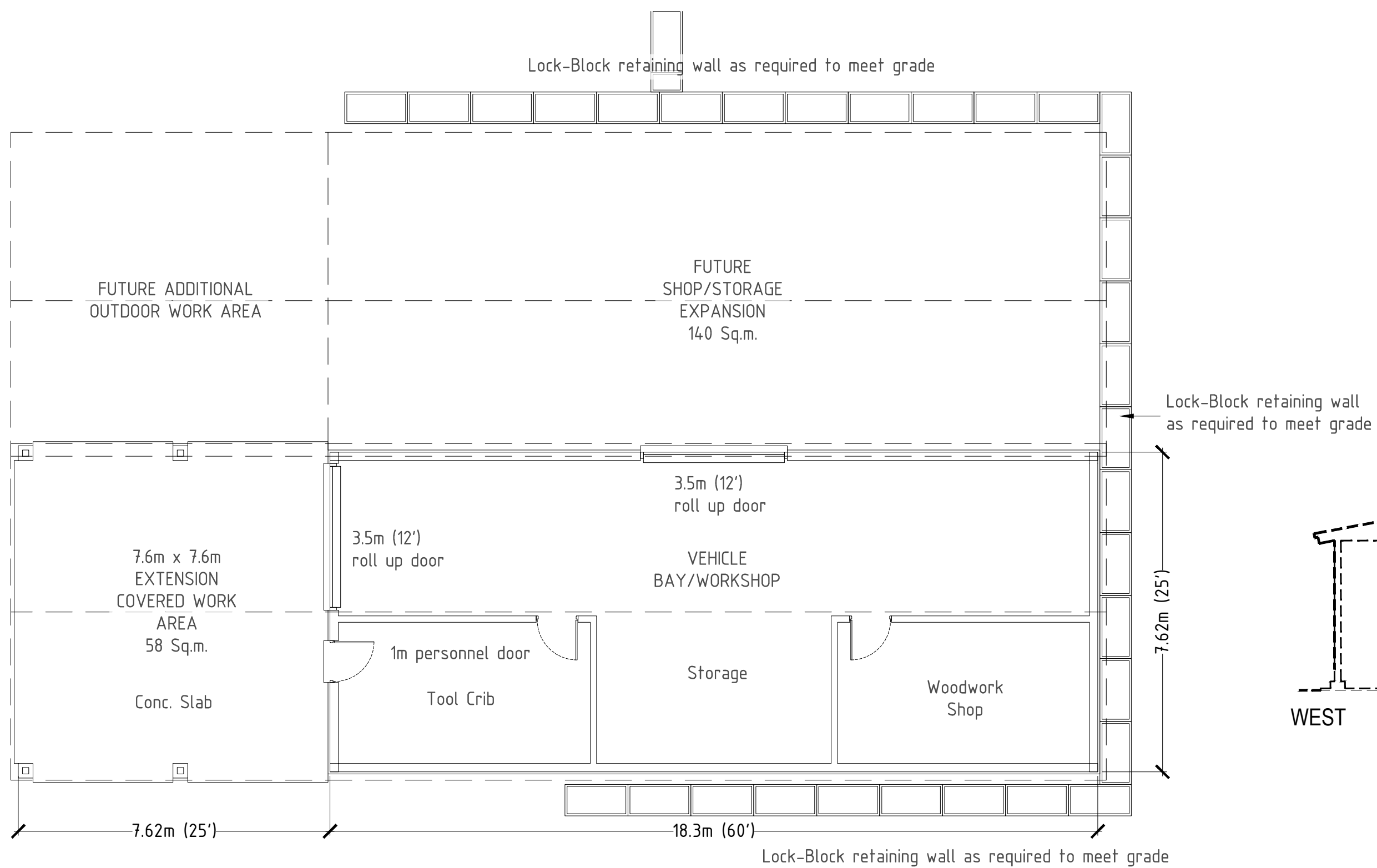
Project No.: 2023-01
Drawn by: dcg, srd
Date: May 28, 2023

Drg. No. **SS - 3.3**

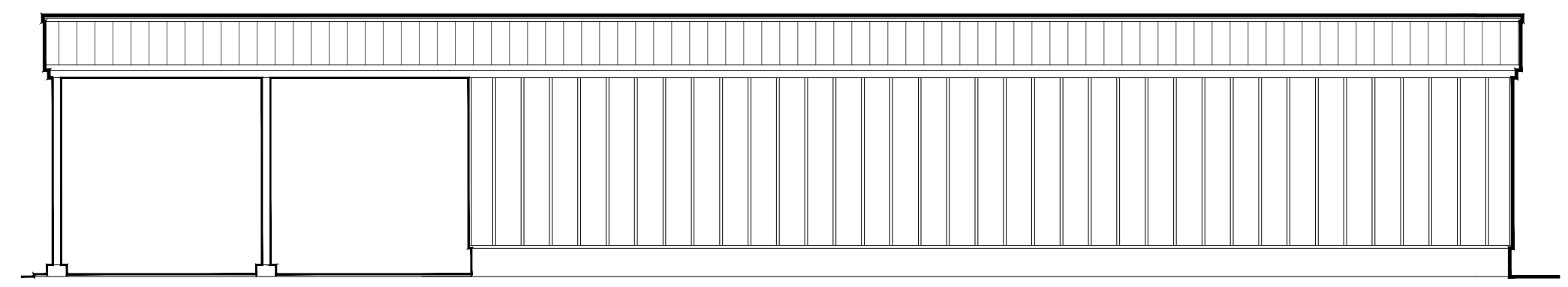
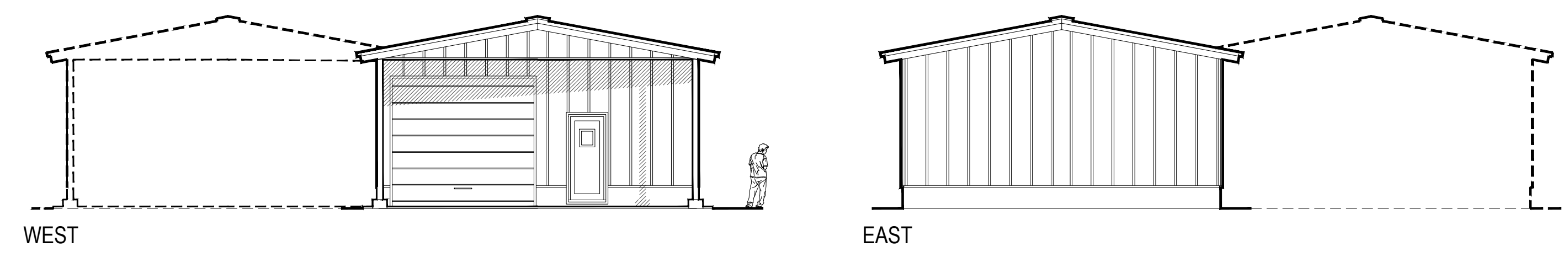
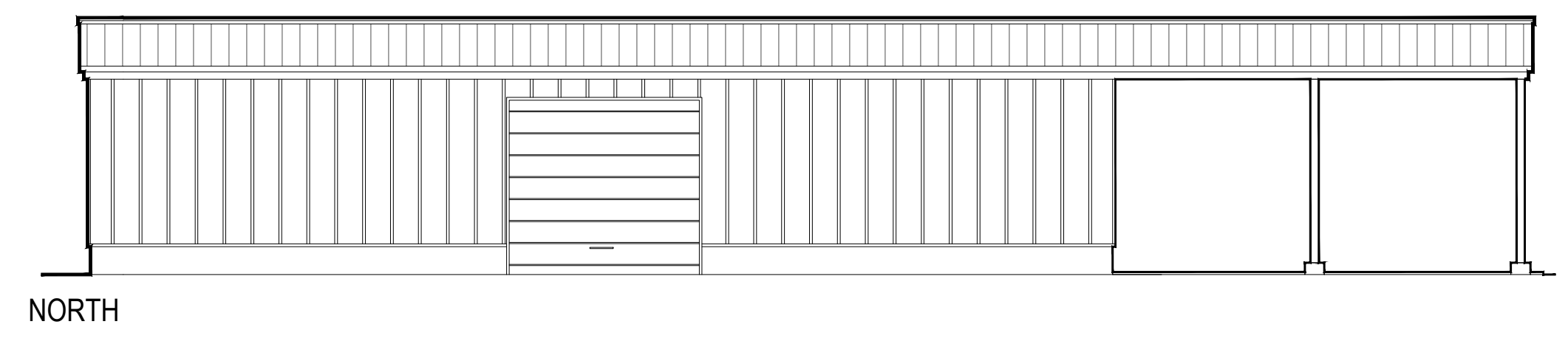
Revision No.: 05 Date: January 14, 2024



Revisions		
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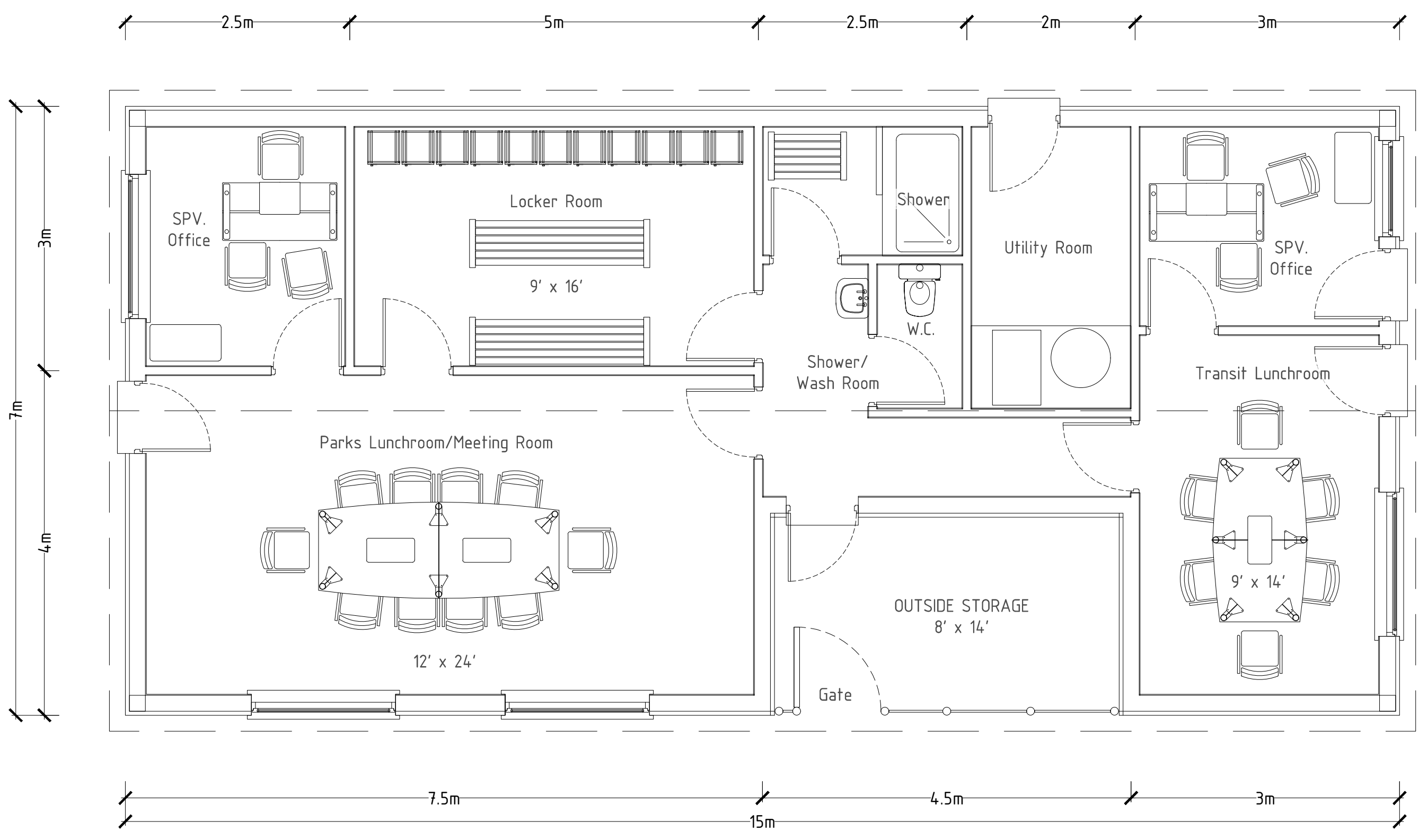


SHOP/STORAGE BUILDING PREFABRICATED STEEL BUILDING
 7m x 12m (23' x 39')
 84 Sq.m/ Approx. (904 Sq.ft)



ELEVATIONS

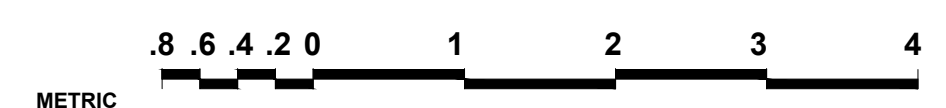
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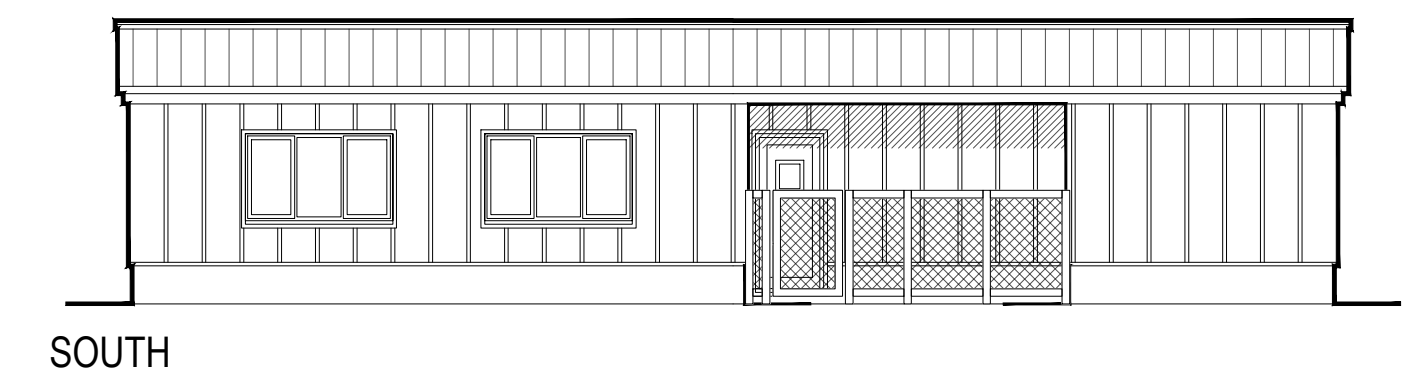
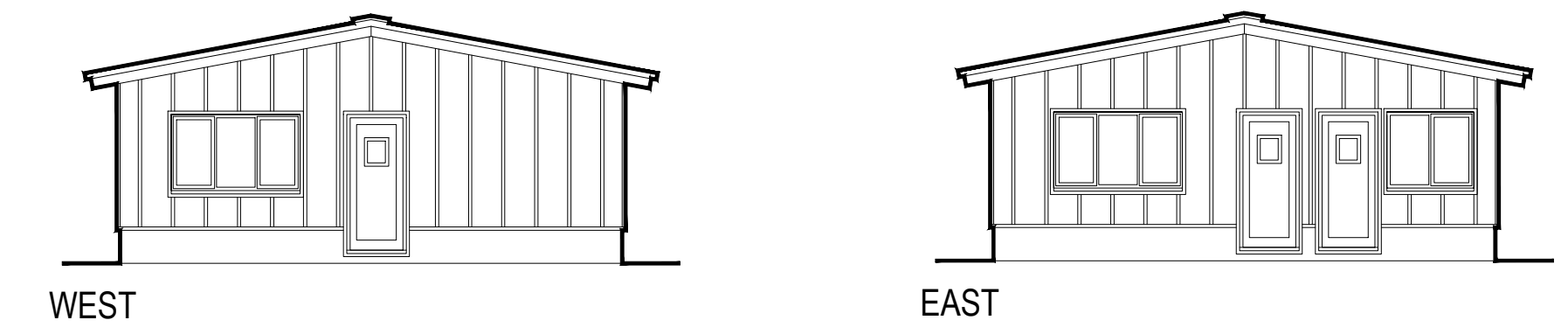
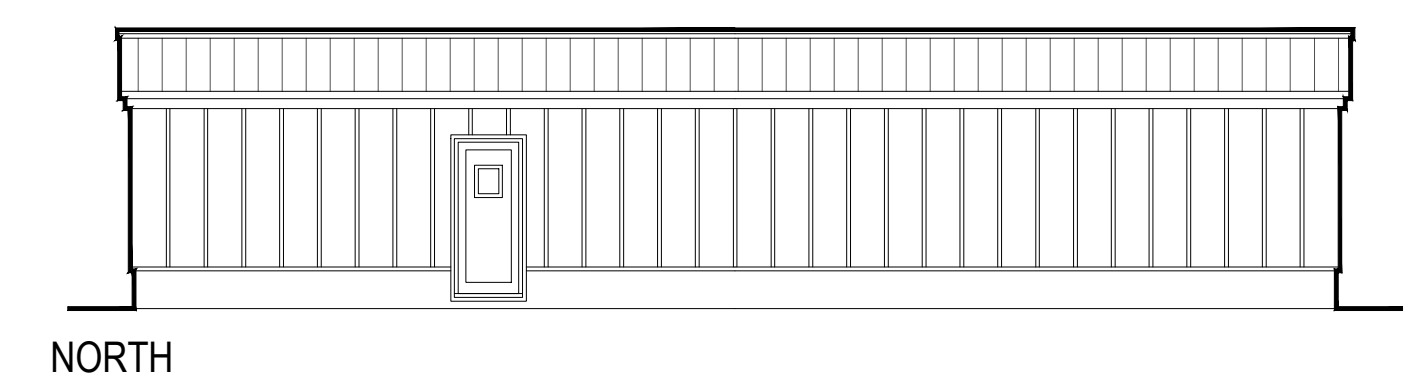
OFFICE/LUNCHROOM BUILDING
 7m x 15m (23' x 49')
 93.75 Sq.m/ Approx. (1009 Sq.ft)

PARKS - 52.5 Sq.m
TRANSIT - 21 Sq.m
SHARED - 20.25 Sq.m

Scale: 1:50

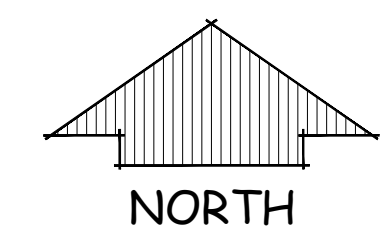
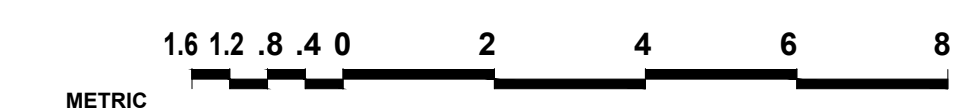


1:50



ELEVATIONS

Scale: 1:100



CRD
CAPITAL REGIONAL DISTRICT

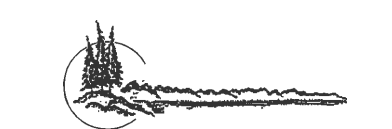
SALT SPRING ISLAND PARKS & RECREATION



PROPOSED NEW PARKS MAINTENANCE and BC TRANSIT YARDS AT KANAKA ROAD, GANGES, BC

GENERAL CONCEPT 03

SITE PLAN Typical Building Layouts & Elevations



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Project No.: 2023-01
 Drawn by: dcg, srd
 Date: January 14, 2024

Drg. No. **SS - 3.4**

Revision No.: 01 Date: January 01, 2024



Making a difference...together

**REPORT TO SALT SPRING ISLAND LOCAL COMMUNITY COMMISSION
MEETING OF THURSDAY, JUNE 20, 2024**

SUBJECT **Financial Plan Amendments to the SSI Economic Development and SSI Liquid Waste Disposal Services**

ISSUE

Additional funds are needed to complete an integrated housing strategy project under Salt Spring Island Economic Development Service, and also to further evaluate options for the disposal of liquid waste under Salt Spring Island Liquid Waste Disposal Service.

BACKGROUND

The Salt Spring Island Local Community Commission (LCC) requires two financial plan amendments to progress projects in two different services. The first is the completion of an integrated housing strategy project to facilitate an increase in the availability of housing for workers and promote business and economic development on Salt Spring Island.

The second amendment would be to the budget for the Salt Spring Liquid Waste Disposal Service. The Burgoyne Bay transfer facility collects treated sewage sludge, and septage from across Salt Spring Island for transfer to Vancouver Island where it is treated and disposed of. The volume of material transferred off the island could be reduced if dewatering and alternative disposal of the residual liquids and solids were implemented. Several alternative processing options have been evaluated and they will all require the construction of new facilities to enable further processing of the liquid waste. The LCC is interested in determining if a lower-cost alternative exists and whether it is desirable.

A new capital project in the Liquid Waste Disposal Service with a \$60,000 budget would provide funds in 2024 to enable further analysis of an alternative process at the Burgoyne Bay Facility. A recently completed report provided a comprehensive and useful analysis of the available process options. This new project would enable further analysis of processes identified within the report and the incorporation of recent information. As well, further analysis and costing are required before committing to an alternative to the current process.

Previously the LCC has recommended a pilot project be completed for geo-tubes, however, a project plan and budget are not available to fulfill this motion. This project may facilitate the implementation of a geo-tube pilot project.

When an alternative to the current process that includes dewatering of the solids, and disposal of the solids and liquids with a complete costing and financial analysis is accepted by the LCC, then public engagement and electoral approval under capital project 24-02 for loan authorization can be progressed.

ALTERNATIVES

Alternative 1

1. That the Salt Spring Island Local Community Commission recommends to the Capital Regional District Board that the Salt Spring Island Economic Development Service 2024 Operating Budget be amended to increase the budget for a one-time project of an Integrated Housing Strategy for Salt Spring Island by \$60,000, funded from the Operating Reserve Fund (ORF).

That the Salt Spring Island Local Community Commission recommends to the Capital Regional District Board that the Salt Spring Island Liquid Waste Disposal Service 2024 capital plan be amended to add a new project for evaluating alternatives to liquid waste disposal (24-03) for \$60,000 budget, funded from the Capital Reserve Fund (CRF).

Alternative 2

That this report be referred back to staff for additional information.

IMPLICATIONS

Service Delivery Implications

These projects will enable the LCC's interests in increasing housing supply and decreasing the cost of liquid waste management to be further progressed.

Financial Implications

SSI Economic Development Service:

The financial amendment to the Economic Development Service would have an impact on future tax requisition levels for that service. Currently, the Operating Reserve Fund (ORF) has balance of \$79,988, which is planned to be utilized as revenue source over the next 4 years to mitigate and stabilize the requisition pressure. The projected requisition increases are around 11.5% for 2025 and 2% for 2026-2028 through CRD Board approved Five Year Financial Plan 2024-2028.

However, if the proposed \$60,000 were to be used for a new project in 2024, the future tax requisitions for this service will experience additional increase due to less available ORF funding as revenue and higher contribution to ORF to replenish the fund. The actual future requisition implication will be assessed and determined through the budget cycle of 2025-2029, while the high level estimation of the requisition increase for 2025 could be around 24% if the service level were to be maintained.

SSI Liquid Waste Disposal Service:

The service Capital Reserve Fund (CRF) had estimated balance of \$97,114 at the end of 2024, which is sufficient to fund the amendment project of \$60,000 in 2024. However, the estimated balance of the Capital Reserve Fund would be reduced to a relatively low level of \$37,114 by the end of 2024, which will require higher level contribution in future years to gradually achieve target CRF balance around \$250,000 per Capital Reserve Guidelines endorsed by CRD Board.

CONCLUSION

The proposed amendments to the Salt Spring Economic Development and Saltspring Liquid Waste Disposal Service budgets will enable the LCC to advance two projects. The completion of an integrated housing strategy will assist in facilitating an increased supply of housing. While the evaluation of liquid waste disposal options and subsequent implementation of a new process could provide improved management of liquid waste. With the funding in place, both projects will be able to progress.

RECOMMENDATION

1. That the Salt Spring Island Local Community Commission recommends to the Capital Regional District Board that the Salt Spring Island Economic Development Service 2024 Operating Budget be amended to increase the budget for a one-time project of an Integrated Housing Strategy for Salt Spring Island by \$60,000, funded from the Operating Reserve Fund (ORF).

2. That the Salt Spring Island Local Community Commission recommends to the Capital Regional District Board that the Salt Spring Island Liquid Waste Disposal Service 2024 capital plan be amended to add a new project for evaluating alternatives to liquid waste disposal (24-03) for \$60,000 budget, funded from the Capital Reserve Fund (CRF).

Submitted by:	Stephen Henderson, BSc, P.G.Dip.Eng, MBA, Senior Manager, Real Estate Southern Gulf Islands Electoral Area and Salt Spring Local Community Commission
Concurrence:	Lia Xu, M. Sc., CPA, CGA, Manager, Manager Financial Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

A One-Of-A-Kind Virtual Event

Rural Islands Economic Partnership

RIEP FORUM

November 15-16 2024

CONNECT - Reconnect and make new connections in small groups and 1-on-1. Get to know the faces and hear the experiences of other BC rural islanders like you, from North to South, Sointula to Salt Spring - islanders who support achieving sustainable local economies for keeping our islands resilient and vibrant.

REFLECT - Join with other rural islanders as we share our common stories via Roundtables and Spotlights. Explore the known and unknown. When we make time to reflect upon shared experiences, it's easier to chart a path forward.

COLLABORATE – Together to map out an enduring Socio-Cultural-Economic EcoSystem Unique To Island Life – facilitated by local and provincial champions representing the community economic development sector, funders, government, NPOs and academics.

LEARN – About and share innovative examples, solutions and key lessons learned for advancing inclusive regenerative local economies - from the arts and food security to housing, transportation and employment attraction-retention – join in on inspiring conversations for good change

MOVE FORWARD – Jump into our mini-action labs – identify and brainstorm opportunities specific to your business/organization/community. We'll apply a RIEP collaborative lens to opportunities that participants identify, share resources and perspectives, and brainstorm potential actions.

WHAT ISLANDERS ARE SAYING

Excerpt from Salt Spring RIEP new member profile– Robin Jenkinson, Island Pathways

“...the RIEP Forum brought so many brilliant people together in one place! At the end, I realized that the participants and I were completely aligned in our values and goals for a more connected and sustainable world”

“During the Forum I got to know people from different islands who are working on the same kinds of projects.”

“Many of the participants, and in particular members of the RIEP team, expanded my perspective about cycle paths—that they’re not only for individuals or tourists to get around. They shared a vision for zero-carbon cargo bike movement of goods, and cutting down on ferry line-ups and road congestion.”

“After the Forum, I followed up on an invitation from one of my new connections to visit the trails on Hornby Island. Not only did this lead to new friendships, but also the discovery of transportation innovations, like the electric wheelbarrow they'd invented to move and compact gravel as their community volunteers built their island trails!”

More

"I found the RIEP forum incredibly helpful to learn about how the various islands are tackling the many issues we all face."

"A great group that was very engaged with helping their own islands within the scope and understanding of working together for the greater good."

"A grassroots conference that feels more like a community gathering than a professional meeting that tackles big topics with great minds and focuses on values-based outcomes for problem solving while supporting community economic development in our region"

"As a great way to connect with other people who understand the struggles as an island business/ person and share same values that you would have but also offer fresh eyes to the situation because from another island. Great way to connect!!!"

"An opportunity to meet other islanders who experienced many of the same things but may have had different ways of dealing with issues and different solutions to common problems/experiences."

"A deeply informative, fun and friendly opportunity to learn from rural islanders and to share solutions that benefit all our efforts"

"A great opportunity to connect and build collaborative relationships with folks living and working on island communities to build capacity overall."

"An incredible way to feel a part of a larger effort to engage rural islanders and better understand opportunities and challenges directly from people who live there."

Rural Islands Economic Partnership's Forum

1. **Expenses: 2024 RIEP Forum – November 2024**

1. Forum Organizer: \$2500
2. Master of Ceremonies: \$3000
3. Tech Support: \$1500
4. Registration Adm Support: \$1000
5. Marketing & PR: \$2000
6. Bursary: \$500.00

Total Expenses: \$10,500.

2. **Other Sources of revenue**

1. CRD-SGI-CESC: \$2500 - received
2. Islands Trust: \$1000 - received
3. Other Sponsors to be obtained by Forum Organizer: \$2000.pending
4. **CRD-SSI – pending: \$5000.**

SSI -CRD will be contributing to the entire budget of the Forum and will be recognized as a key sponsor in prior to and during the 2-day Forum .