

Salt Spring Island Administration Project Tracker

Report No. 21, 2025 | October -December



Project #	Project	Description	Status	%	Comments	Timing
Priority Area: Drinking Water						
19-01	Highland Fernwood Intake Construction	Construct and install intake screen and pipe improvements	Complete	100	Project completed.	Q3 2025
26-04	Highland Fernwood Intake Study Improvements	Strategies to reduce manganese in raw and treated water - intake, treatment or other	In-Progress	5	St Mary Lake sampling program initiated	2026
28-01	Highland	Highland Upper Reservoir Replacement	On-Hold	50	Detailed design essentially complete. Class A cost estimate required. Funding process (debt) for construction.	2027
24-10/24-11	Highland Fernwood Middle Reservoir	Replace leaking Middle Reservoir Design and Construction	Pending	0	Design project scheduled for 2027	2027-2028
22-01	Highland / Fernwood Back Up Power	Design back up power system for Highland /Fernwood water system.	On-Hold	0	Design complete, the construction is scheduled for 2030	2030
24-04/24-05	Highland Fernwood Water Treatment Plant and Reservoir #1 H & S Improvements	Design and install guard rails at WTP and Reservoir #1 to address H & S concerns.	Completed	100	Project completed	Q3 2025
26-01	Highland Fernwood SCADA Upgrades Design	SCADA controls and instrumentation upgrades with electrical upgrades to replace obsolete control system	In-Progress	5	Equipment specified, RFP pending	2026
23-07	Highland Fernwood SCADA Upgrades Construction	Equipment and Installation of SCADA and controls upgrade	Pending	0	Ratepayer consultation for remainder debt financing.	2026
21-01	Highland Fernwood - Public Engagement	Public Engagement to support the debt borrowing process for AC main replacement design, SCADA upgrades, Middle Reservoir design	Pending	0	Q1 2026 to start with special commission meeting, staff report, petition or AAP, and bylaw	2026
24-01	Fernwood PS Hazard assessment and demolition	Assessment of hazard and demolition	Pending	5	Initial Hazard assessment done in 2017, Fernwood PS Hazard assessment and demolition	2026
26-02/26-03	PRV #2 Design and Construction	Pressure reducing valve station PRV#2 at Maliview Design and Construction	Pending	0	PRV#2 is necessary to reduce pressures in supply system	2026
25-01	Cedars of Tuam New Well Testing	New well testing	Pending	0	Testing of new well (SD property). Grant obtained to undertake well testing.	2026
23-01	Cedars of Tuam Electrical upgrades	Required electrical upgrades to WTP	In-Progress	90	Install electrical upgrades including new mast and panel upgrades. Grant funding obtained.	2025-2026
21-05	Cedars of Tuam sand separator and chlorine analyzer	Install sand separator and chlorine analyzer to improve WTP operation and control	In-Progress	80	To improve treatment and increase reservoir control. Sand separator is installed.	2025-2026
26-03	Cedars of Tuam- Decommission old wells	Decommission unused wells as required	Pending	0	Investigate if unused wells are present, 2026, if present decommission 2027	2026
26-04	WTP H&S improvement	H&S improvement required (building, electrical)	Pending	0	Required H&S improvements including eyewash, building repair	2026
26-05	Installation of Water Meters	Installation of Water Meters	Pending	0	Replace all residential water meters to improve water measurement, leak detection and conservation	2026
27-01	Cedars of Tuam - AMPs	Update Asset Management Plan	Pending	0	Revise McElhanney condition assessment to SAMP	2027
21-06	Cedar Lane Manganese Treatment	Manganese treatment system engineering designs - Phase 2 - Construction	Pending	5	Engineering and design complete. Cost estimate has been updated 2025. Grant and Debt funded. ITT pending funding.	2026
24-04	Cedar Lane - Public Engagement	Public Engagement to support the debt borrowing process for the manganese treatment construction project	In-Progress	15	Public engagement to support petition process, through to approval and Board bylaw	Q1 2026
n/a	Dam Safety	Review weir and water licenses; and CRD responsibilities	Ongoing	15	Operations hold licences, will follow-up with operations team	2026

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28-04/25-01	Fulford Water Main Distribution System Replacement	Investigation, analysis, design and strategy for replacement of asbestos/concrete (A/C) sections of Fulford water main distribution system.	On-Hold	80	Consultant contract awarded Q4 2022. Draft Technical Report complete.	2026
26-01	Fulford SCADA Upgrades Design	SCADA controls and instrumentation upgrades with electrical upgrades to replace obsolete control system	In-Progress	5	Equipment specified, class D cost estimates completed. RFP pending. Design is Capital Reserve funded	2026
24-07	Fulford SCADA Upgrades Construction	Equipment and Installation of SCADA and controls upgrade	Pending	0	Construction to follow Design. Construction is Grant and Debt funded	2026
21-02	Fulford - Public Engagement	Public Engagement to support the debt borrowing process for the SCADA Upgrade construction project	In-Progress	0	Public engagement to support petition process, through to approval and Board bylaw	Q1 2026
24-02	Fulford WTP ventilation	Install Mechanical ventilation for DAF plant	In-Progress	5	Air changes to be specified, equipment purchased and installed	2026
24-03	Fulford WTP floc Mixer Motor Gearboxes	Replacement of WTP floc Mixer Motor Gearboxes (2)	In-Progress	10	Gearboxes are on order, replaced will be refurbished and kept as spare, bearings to be investigated	2026
26-02	Fulford Reservoir Security Improvements	Security fencing required for Fulford Reservoir	Pending	0	Security fencing required for Fulford Reservoir, debt funded	2026
24-05	Replace Air Valves in raw water line on Sunnyside	Air Valve investigation and replace	Pending	0	Replace Air Valves in raw water line on Sunnyside. Includes construction services	
23-01	Beddis Abandoned AC Water Line	Remove ~ 50 m of abandoned asbestos cement water line	Completed	100	Project Completed	Q2 2025
26-04	Beddis SCADA Upgrades Design	SCADA controls and instrumentation upgrades with electrical upgrades to replace obsolete control system	In-Progress	5	Equipment specified, class D cost estimates completed. RFP pending. Capital Reserve funded	2026
24-08	Beddis SCADA Upgrades Construction	Equipment and Installation of SCADA and controls upgrade	Pending	0	Construction to follow Design. Construction is Grant and Debt funded	2026
21-03	Beddis - Public Engagement	Public Engagement to support the debt borrowing process for the SCADA Upgrade construction project	In-Progress	1	Public engagement to support petition process, through to approval and Board bylaw	Q1 2026
2104	Beddis Sky Valley Middle Reservoir and booster pump	Design and construction for additional Sky Valley Middle Reservoir and booster Pump	On-Hold	20	Design completed and for additional Sky Valley Middle Reservoir and booster Pump on hold per Commission	2028
24-05	Beddis DAF WTP ventilation	Install Mechanical ventilation for DAF plant, H&S requirement	In-Progress	5	Air changes to be specified, equipment purchased and installed	2026
24-06	Beddis WTP floc Mixer Motor Gearboxes	Replacement of WTP floc Mixer Motor Gearboxes (2)	In-Progress	10	Gearboxes are on order, replaced will be refurbished and kept as spare	2026
25-07	Investigate DAF Residual Disposal Alternatives	Investigate alternatives for the disposal of DAF residuals	In-Progress	5	Investigate alternatives for the disposal of DAF residuals	2026
25-08	Review of Sky Valley Reservoir	Review configuration and develop cost estimate for Sky Valley Reservoir.	Pending	15	Upper Reservoir beyond useful life	2026
n/a	New Connections	Evaluation and support of new connections and additions to the service area	Ongoing		To evaluate and assist new proponents with connection to water services	

Priority Area: Sewer/Liquid Waste

21-06	Ganges WWTP Aeration System Design	Design for upgrade to Ganges WWTP aeration system.	Complete	100	Project Completed	Q3 2025
21-03	Ganges WWTP VFD Installation	VFD installation for the EQ Tank at the Ganges WWTP.	In-Progress	40	Project initiated. Included in Aeration System.	2026
24-03	Ganges WWTP E I & C Upgrades	Upgrade E I & C components of facility and replace obsolete control system components.	In-Progress	20	Project initiated. Servers installed, electrical upgrades in progress. Long delivery electrical and control equipment being ordered. Design in progress.	2026

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24-02	Ganges sludge thickener membrane replacement	To replace the sludge thickener membrane at end of life	In-Progress	10	Awaiting end-of-life of membrane	2026
24-04	Ganges Sewer Service Area Modelling	Update expand and recalibrate sewer model. Model the effluent conveyance piping system to determine current bottlenecks and explore future capacity requirements.	Complete	90	Report received in Q1 2025, available budget for updates	2026
24-05	Ganges WWTP Performance Improvement Study	To evaluate process improvements including membrane, tanks, hot water optimization	Complete	100	Final report accepted including recommendations and conceptual design.	Q3 2025
24-06	Ganges WWTP Performance Improvement Detail Design	Design and construction of recommended performance improvements	Pending	0	Design and construction of recommended performance improvements. Initial improvements grant funded 2026.	2026-2027
22-01	Ganges - Public Engagement	Public Engagement to support the debt borrowing process for the performance improvement project	In-Progress	1	Public engagement to support petition process, through to approval and Board bylaw for debt borrowing in 2027	2026-2027
25-02	Ganges replace 100% surcharged mains	Ganges replace 100% surcharged lines design, construction and project management (GCFC)	Pending	0	Design project 2026 funded by GCFC	2026
23-01	Ganges Back-up Power for Pump Stations	Design and specify back up power requirements for pump stations in the Ganges sewer service area.	Complete	100	Project Completed	Q4 2025
26-02	Kings Lane Sewer Extension	To extend Ganges sewer main to 154 Kings Lane affordable housing	Pending	0	To extend Ganges sewer main to 154 Kings Lane affordable housing	2026
26-04	UF Membrane replacement	Emergency replacement of the UF membrane	Pending	0	early failure of the UF membrane requires replacement of at least one train of UF membrane cassettes	2026
26-05	Ganges H&S catwalk grates and railings	To install Health and Safety improvements to WWTP infrastructure including grates, railings to improve operator safety. Resulting from H&S audit.	Pending	0	To install Health and Safety improvements to WWTP infrastructure including grates, railings to improve operator safety. Resulting from H&S audit.	2026
21-04	Chemical storage Central facility Design and Construction	Design and construction of the central facility at Ganges WWTP to house chemical storage, lab, crew room	Pending	20	Conceptual design of the facility is completed. Temporary storage is planned for 2026	2026-2027
21-03	Maliview WWTP Upgrade	Upgrading current RBC process to MMBR process to meet regulatory requirements	In-Progress	20	Major process equipment delivered in 2024 and in storage on Salt Spring. Grant funding has been received to support this project. 95% Design complete. Petition approved. Pending loan authorization Bylaw process. ITT in progress pending funding	2026
21-01	Maliview Electoral Assent for Borrowing	Electoral assent for borrowing of funds for the upcoming Maliview WWTP Upgrading Project	In-Progress	80	Petition and Loan Authorization Bylaw process.	2026
23-02	Maliview Inflow and Infiltration Program and Repairs	Investigation of sewer collection system to determine inflow and infiltration points and strategy for repair. Required by regulator	In-Progress	5	Project initiated. Pending Loan Authorization Bylaw process. ITT pending funding	2026
26-01	Burgoyne - renew process equipment	Replace gearbox, motor, screen basket, auger shaft	Pending	0	Parts spec'd, to be ordered pending early approval	2026
24-03	Liquid Waste Treatment Upgrades	Public consultation and engagement strategy	In-Progress	5	Geotubes pilot test study completed in December. GeoTubes shown to be not cost effective. Considering next steps.	2026
	Liquid Waste Treatment Upgrades	Geotube Pilot Study	Completed	100	Laboratory testing of septage and sludge samples complete and analyzing results. GeoTubes shown to be not cost effective.	Q3 2025

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26-02	Burgoyne - Facility safety upgrades	Hot water, eye wash, shower, insulation, heat, H&S facility upgrades	Pending	0	Hot water, eye wash, shower, insulation, heat, H&S facility upgrades	2026
23-01	Burgoyne Grit Chamber	Design and install Grit Chamber to reduce maintenance on pumps and improve process	In-Progress	95	Tank received. Installed. Final connection pending	Q1 2026
Priority Area: Transportation						
22-04	Merchants' Mews Pathway Design	Design an active transportation pathway along Upper Ganges Rd from Leisure Lane to Merchants Mews	Completed	100	Contract awarded to Island Pathways to develop detailed designs to meet Min. of Transportation specifications. Drawings now approved by MoTT. Anticipate tendering and construction in Q3 2025 . MoTT Licence of Occupation received April 2025.	Q2 2025
22-04	Merchants' Mews Pathway	Construction of pathway	In-Progress	30	RFQ issued. Construction Q1 2026	Q1 2026
22-11	Rainbow Road Pathway Design	Design of sidewalk and bike path along Rainbow Road from Jackson Ave to Lower Ganges Road	In-Progress	95	Completing Engineering and design and securing right of ways. BCAT grant application not available in 2026 and applying to another program. May need to reduce cost of construction.	Q1 2026
22-13	Swanson Road Pathway Design	Design a pathway along Swanson Road from Atkins to Leisure Lane.	In-Progress	5	Preparing Project Charter to define project scope. Working with Island Pathways for potential design - build.	2026
23-03	Jackson and McPhillips Pathway Design	Design of active transportation infrastructure along Rainbow, Jackson and McPhillips in Ganges	In-Progress	90	Initial design is completed however BCAT grant not available. May need to reduce cost of construction.	Q1 2026
18-01/22-01/23-01	Bus Shelters	Design and construction of bus shelters at junction of Mobrae Avenue and Vesuvius Bay Road, and junction of Cusheon and Fulford Ganges and potentially others	In-Progress	40	Initial ground works completed, Grant funding application for Mobrae and Cushion bus shelters. Concrete pad contract awarded. PO for shelters issued.	Q1 2026
	Kanaka Transit Bus Storage / Charging	Conceptual design for a transit bus depot including EV chargers	See Parks Works Yard		Please see Parks Works Yard project under Park Land section for updates on a shared facility to accommodate park maintenance facility and bus depot including EV chargers for both buses and CRD vehicles	
	Parking Proposal	Consider options for Saturday parking in Ganges	Completed	100	Sandwich boards purchased and being deployed during the Saturday market to direct traffic to overflow parking areas.	Q2 2025
	Ganges Crosswalk Study	Study of Crosswalks in Ganges	In-Progress	90	Report being finalized.	Q1 2026
Priority Area: Economic Development						
	Integrated Housing Strategy	Development of an Integrated Housing Strategy	In-Progress	70	Project is in progress and engagement with community groups has been completed. Draft report in progress	Q2 2026
Priority Area: Parks and Recreation						
Park Land:						
	Phoenix Elementary School	CRD has assumed the operation and management of the former Elementary School and property effective Dec 1, 2024.	In-Progress	50	Chuan Society signed a 12 month lease to occupy upstairs and maintenance will use basement for storage. A \$5000 upgrade to the pathway funded by CWF and Capital Reserves planned in Q2. LCC to explore future options for the site and building.	Q2 2026
	SIMS Energy Audit	Energy audit and replacement of HVAC System.	Complete	100	Level 1 Energy audit completed. Designs for HVAC replacement funded by CARF have been drafted. Will initiate grant applications with construction to start in 2027.	Q4 2025

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	Ganges Harbour Walk	A steering committee has been established to secure right of ways, develop designs and consult with the community to build the Ganges Harbour walk.	In-Progress	25	Application submitted to the Province to secure foreshore right of way within existing alignment. Province requested detailed designs be submitted. Conceptual designs are being drafted for consultation with upland owners, First Nations and the community to inform detailed design and Class D estimates (+/- 40%).	Q4 2026
	Parks Works Yard	Parks Maintenance facility designs and costing	In-Progress	10	Rezoning has been approved by Islands Trust. Detailed design to be completed in 2026 for a phased project. Phase one includes clearing the lot, hooking up utilities and installing fencing and parks shop.	Q4 2026
	Hydrofield - Field Upgrades	Proposed enhancement project to upgrade fields with two minor baseball and a soccer practice	In-Progress	30	Construction tender process launched in Q4 2025. Successful contractor to be awarded in Q1 2026 with completion of the \$700,000 project in fall of 2026.	Q4 2026
	Portlock Park Master Plan	Develop a master plan for Portlock Park	Complete	100	LCC has approved Master Plan. Final report and costing were presented in October 2025.	Q4 2025
	Portlock Park Maintenance Shed	Replacement of destroyed maintenance shed and equipment destroyed in a fire at Portlock Park.	In-Progress	70	A pre-fabricated steel structure replacing the previous wooden shed to be delivered and installed. Additional funding is required for this project to proceed.	Q3 2026
	Portlock Upgrades	Upgrades to track and baseball backstop to extend useful life.	Complete	100	CWF has been secured to support these upgrades.	Q4 2025
	Ganges Fire Hall	Repurpose, remediate or demolish the former Ganges Fire Hall	In-Progress	25	Report received from architectural firm providing options and implications for repurposing of the building. A staff report is scheduled to be presented to the LCC in February, 2026	Q4 2026

Community Parks:

	Peace Park - Memorial Story Corridor	Memorial Story Corridor installation planned for Peace Park	In-Progress	50	Construction has started on memorial kiosk and is expected to be complete in Spring of 2026.	Q1 2026
	Mt. Maxwell Community Park Management Plan	Management Plan to inform use and open to the public.	In-Progress	50	Consultation with First Nations is ongoing. First round of community consultation is now complete. Project Management Plan has been drafted for FN review ahead of presenting to the LCC for comment.	Q2 2026
	Trail Development - Mt Maxwell	Develop entrance and trail network to new Mt. Maxwell Community Park	On-Hold	5	\$100k grant secured from SSI Foundation to support project. Project is on hold until the completion of the Management Plan	Q4 2026
	Trail Development - Trincomali	Development of a connector trail from Dunbabin Park to Trincomali Heights	In-Progress	50	Trail construction started in Q4 of 2025 in a collaboration between Park staff and Island Pathways volunteers. Will continue to utilize volunteers to clear and finalize the trail upgrades.	Q2 2026
	Fernwood Dock	Continue with maintenance and repairs as identified in the Condition Assessment report.	Complete	100	Project Completed.	Q4 2025
	Drummond Park Playground	Replace the Drummond Park playground structure	On Hold	5	On hold pending discussions with First nations and recommendations from Archeological branch.	Q4 2026
	Parkland Acquisition	Accept a donation of land for the purpose of a community park	Complete	100	Project Completed.	Q4 2025

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	EV Charge Installation	10 EV chargers planned for installation at Portlock, Artspring, Phoenix, SIMS, Centennial and Rainbow Rec Centre.	In-Progress	50	EV charge stations installed at Portlock Park and Pheonix in fall 2025. Chargers at Portlock are activated and additional work required at Pheonix before activation. Installation of chargers at Centennial Park, SIMS and Art Spring are more complicated. Exploring options and plans to complete installation at these sites.	Q3 2026
	Trail Development - Kanaka Connector	Re-surface the existing Kanaka Connector Trail and improve	Complete	100	Project Completed.	Q4 2025
Community Recreation:						
	Recreation Program Equipment	Replace and expand existing program equipment	Complete	100	Project Completed.	Q2 2025
	Tennis Court Resurfacing	Resurface Portlock Tennis Courts	Complete	100	Project Completed.	Q3 2025
	Accessibility Assessment: Pool & SIMS	Complete Accessibility Assessment for Pool and SIMS	Complete	100	Accessibility reports received for Rainbow Rec, SIMS and Portlock Park. Reports have been referred to the CRD Accessibility Committee prior to LCC review. Upon receiving LCC approval, staff will submit for 25k SPARC grant to implement priority recommendations.	Q3 2026
	Pool Structural	Structural assessment for pool exterior wall	On-Hold	25	Assessment has been completed. Recommendations and costing have been brought back to LCC with a recommendation for debt borrowing. Alternative Approval Process (AAP) deferred pending the results of the Strategic Priorities Fund Capital Infrastructure Stream Grant Application.	Q3 2027
	Pool Safety and Security Improvements	Install camera's in the Rainbow Recreation Centre	Complete	100	Project Completed.	Q2 2025
	Pool Piping Replacement	Replace cast iron piping during annual shutdown (Phase 1)	In-Progress	50	50% of work was completed during annual shutdown March 31-Aprill 22, 2025. Remaining work is scheduled for 2026 with approved CWF.	Q2 2026
	Pool Equipment Replacement	Replace mechanical equipment and service pumps and fans during annual pool closure.	Complete	100	Project Completed.	Q2 2025
Other						