

Salt Spring Island Administration Project Tracker

Report No. 20, 2025 | July -September



Project #	Project	Description	Status	%	Comments	Timing
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Priority Area: Drinking Water

19-01	Highland Fernwood Intake Construction	Construct and install intake screen and pipe improvements	Complete	100	Project substantially complete.	Q3 2025
26-04	Highland Fernwood Intake Study Improvements	Strategies to reduce manganese in raw and treated water - intake, treatment or other	Pending	0	Flexible intake and sampling program	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 of Middle Reservoir repair or replace. Debt funding for construction will be necessary.	2026-2028
22-01	Highland / Fernwood Back Up Power	Design back up power system for Highland /Fernwood water system.	On-Hold	95	Engineering and design essentially complete.	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
26-01/23-07	Highland Fernwood 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. 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 replace	Pending		Pending budget approval for project planning	2026-2030
24-01	Fernwood PS Hazard assessment and demolition	Assessment of hazard and demolition	Pending	0	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 to lower end of supply system	2026
25-01	Cedars of Tuam New Well Investigation	New well and water treatment plant designs and construction; and water conservation plan.	On-Hold	10	Testing of new well on hold per Commission. 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.	Q3 2025
21-05	Cedars of Tuam sand separator and chlorine analyzer	Install sand separator and chlorine analyzer to improve WTP operation and control	In-Progress	60	To improve treatment and increase reservoir control. Sand separator is installed.	Q3 2025
26-03	Cedars of Tuam- Decommission old wells	Decommission unused wells as required	Pending	0	Decommission unused wells as required	2026
27-01	Cedars of Tuam - AMPs	Update Asset Management Plan	Pending	0	Revise McElhanney condition assessment to SAMP	2026
21-06	Cedar Lane Manganese Treatment	Manganese treatment system engineering designs - Phase 2 - Construction	Pending	0	Engineering and design complete. Cost estimate has been updated 2025. Grant funding has been received to support this construction. Ratepayer consultation for remainder debt financing. (\$150k debt estimated)	Q2 2026
24-04	Cedar Lane - Public Engagement	Public Engagement to support the debt borrowing process for the manganese treatment construction project	In-Progress	1	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	On-hold	5	Operations hold licences, will follow-up with operations team	Q4 2025
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

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26-01/24-07	Fulford SCADA Upgrades Design & Construction	SCADA controls and instrumentation upgrades with electrical upgrades to replace obsolete control system	In-Progress	5	Equipment specified, class D cost estimates completed. Pending completion of debt funding process (\$300k debt estimated construction)	2026
21-02	Fulford - 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
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	2026
23-01	Beddis Abandoned AC Water Line	Remove ~ 50 m of abandoned asbestos cement water line	Completed	100	Contractor completed demolition and removal.	Q2 2025
26-04/24-08	Beddis SCADA Upgrades Design & Construction	SCADA controls and instrumentation upgrades with electrical upgrades to replace obsolete control system	In-Progress	5	Equipment specified, class D cost estimates completed. Pending completion of debt funding process	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	2026
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						
	Ganges WWTP Storage	Concept Design for Storage at Ganges WWTP.	On-Hold	75	Preliminary design completed.	2026
	Ganges WWTP Aeration System Design	Design for upgrade to Ganges WWTP aeration system.	Complete	100	Preliminary design complete. Detailed design complete	Q3 2025
	Ganges WWTP VFD Installation	VFD installation for the EQ Tank at the Ganges WWTP.	In-Progress	40	Project initiated. Included in Aeration System.	Q4 2025
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. Contract awarded for controls system design.	2026
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	Q1 2025
24-05	Ganges WWTP Performance Improvement Study	To evaluate process improvements including membrane,tanks,hot water optimization	Complete	90	Draft report received from consultants. Includes recommendations and conceptual design.	Q3 2025
26-03/24-06	Ganges WWTP Performance Improvement Detail Design	Design and construction of recommended performance improvements	Pending	0	Design and construction of recommended performance improvements. Construction pending debt borrowing process.	2026

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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	2026
25-02	Ganges replace 100% surcharged mains	Ganges replace 100% surcharged lines 430m design, construction and project management (GCFC)	Pending	0	Ganges replace 100% surcharged lines 430m design, construction and project management (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	95	Generator received, wiring harness pending completion	Q3 2024
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 (1 train)	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	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.	2026
21-01	Maliview Electoral Assent for Borrowing	Electoral assent for borrowing of funds for the upcoming Maliview WWTP Upgrading Project	In-Progress	50	Petition and Loan Authorization Bylaw process.	Q4 2025
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.	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.	Q3 2025
	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
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
	Composting Facility	Community-based composting facility and service agreement	Complete	100	Operating agreement and land tenure completed. Small amount of electrical work left to complete as well as connecting water line from reservoir to facility.	Q4 2024
23-01	Burgoyne Grit Chamber	Design and install Grit Chamber to reduce maintenance on pumps and improve process	In-Progress	50	Tank received. Install to be done by operations	Q3 2025

Priority Area: Transportation

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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	20	Procurement documents near completion. Bid process in Fall of 2025	Q4 2025
	Rainbow Road Pathway Design	Design of sidewalk and bike path along Rainbow Road from Jackson Ave to Lower Ganges Road	In-Progress	95	Contract for Design and Surveying has been initiated. Completing Engineering and design and securing right of ways. BCAT grant application unsuccessful and intending to re-apply with an expanded project scope in 2025.	Q3 2025
	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.	Q3 2025
	Jackson and McPhillips Pathway Design	Design of active transportation infrastructure along Rainbow, Jackson and McPhillips in Ganges	In-Progress	75	Contract for engineering design is in progress. Preparing for a potential BCAT Grant application in Fall 2025.	Q3 2025
23-01	Bus Shelters	Design and construction of bus shelters at junction of Mobrae Avenue and Vesuvius Bay Road, and junction of Cushion and Fulford Ganges and West Horel bus shelter, and potentially the Ganges bus shelter adjacent the Visitors Centre	In-Progress	40	Initial ground works completed, Grant funding in place for Mobrae and Cushion bus shelters. Concrete pad contract awarded. PO for shelters issued.	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	75	Consulting project has been initiated	Q4 2025
Priority Area: Economic Development						
	Integrated Housing Strategy	Development of an Integrated Housing Strategy	In-Progress	40	Project is in progress and initial engagement with community groups has commenced.	Q3 2025
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	Temporary use permit has been approved to use the site as a temporary maintenance facility. A 12month lease has been signed for the Chuan Society to occupy the upstairs. LCC to explore future options for the site and building.	Q2 2026
	SIMS Energy Audit	Energy audit and replacement of HVAC System.	In-Progress	50	Level 1 Energy Audit to be funded by BC Hydro. Designs and costing for HVAC replacement funded by CARF.	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	5	Conceptual design has been drafted and rezoning application has been submitted to Island Trust. Designs have been coordinated with BC Transit and SSI Transit Service for EV bus charging infrastructure and storage. Grant funding has been received to support this project.	Q4 2025
	Hydrofield - Field Upgrades	Proposed enhancement project to upgrade fields with two minor baseball and a soccer practice	In-Progress	25	Conceptual designs and cost estimates have been obtained. CRD has formalized a joint use agreement with SD64 for construction and field bookings. A private donation has been received to support this project.	Q3 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	50	Equipment has been replaced. Maintenance shed replacement has come in over budget and will require additional funding.	Q2 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	15	Architectural Firm has been retained to assess options and implications with repurposing the existing building.	Q4 2025
Community Parks:						
	Peace Park - Memorial Story Corridor	Memorial Story Corridor installation planned for Peace Park	In-Progress	15	LCC approved Japanese Garden Society to develop a Memorial Corridor in Peace Park. Contract has been signed. Construction planned for Q4 2025.	Q4 2025
	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	25	Survey and environmental assessment complete. Initial brush clearing partially complete. Utilizing volunteers to clear trail entrance.	Q1 2026
	Fernwood Dock	Continue with maintenance and repairs as identified in the Condition Assessment report.	Complete	100	Completed condition assessment in 2023 to plan for capital works in 2024. Preventative maintenance has been completed in 2023. Underwater floats replacement and underwater assessment have been completed. Emergency repair work was completed in the summer of 2025.	Q4 2025

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	Drummond Park Playground	Replace the Drummond Park playground structure	In-Progress	5	Project Charter has been approved and playground replacement has been selected. Waiting on permitting from Archaeological Branch.	Q4 2025
	Parkland Acquisition	Accept a donation of land for the purpose of a community park	Complete	100	Purchase and sale agreement has been finalized. Survey and assessments are now complete. Board approval was received in Sept. 2025.	Q4 2025
	EV Charge Installation	10 EV chargers planned for installation at Portlock, Artspring, Phoenix, SIMS, Centennial and Rainbow Rec Centre.	In-Progress	10	Site assessments completed. Installation for Portlock and Phoenix are being scheduled as phase 1.	Q3 2025
	Trail Development - Kanaka Connector	Re-surface the existing Kanaka Connector Trail and improve	In-Progress	20	Application for License submitted to MOTT. CWF has been secured to fund this project. Trail overlaps with an "area of high potential" requiring FN engagement.	Q1 2026
Community Recreation:						
	Recreation Program Equipment	Replace and expand existing program equipment	Complete	100	Replacement matts and program supplies have been purchased. Grant application submitted to fund a new gym inflatable.	Q2 2025
	Tennis Court Resurfacing	Resurface Portlock Tennis Courts	Complete	100	Court 3 was resurfaced in August 2025.	Q3 2025
	Accessibility Assessment: Pool & SIMS	Complete Accessibility Assessment for Pool and SIMS	In-Progress	75	Contract awarded to "Meaningful Access". Accessibility Walkthrough completed Sept 22. Awaiting report from contractor.	Q4 2025
Pool:						
	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 to 2026 - repairs 2027	Q3 2027
	Pool Safety and Security Improvements	Install camera's in the Rainbow Recreation Centre	Complete	100	Site assessment has been completed and quotes received. Funded by CWF. Works are schedule for completion during pool shutdown March 31-April 22	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-April 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	Contractors have been lined up to complete this work during annual shutdown in April 2025.	Q2 2025
Other						