

## Dolphin Road Compound

Folks, sadly, this my final Dolphin Road report. After three years I will be retiring from my Trustee position at our 2016 AGM. This has been a fantastic experience, one that has afforded me the luxury of meeting many Islanders, a ton of new faces, and so many helpful, talented people. It has been a **fantastic experience** ! ☺

I will try to keep this report short, touch on a few of the ongoing issues and speak to some new, recent developments in closing.

First off , my thanks go out to all the folks that volunteered for our Dolphin Road Compound clean up May 29th. An enormous amount of weed whacking, raking, cleaning, cutting, limbing and trimming took place. No longer does it resemble the jungle that we annually inherit at this time of year. Thank you all !

We have been very fortunate this year in regards to gates/access and lock sets and ongoing expenses. If I remember correctly, last year we had spent close to \$800.00 at this point, repairing and servicing the gates alone. Not the case this year, in fact, no occurrences or need for locksmiths to date. Great news !

**Parking Lot :** Back in April we had a load of road base applied to improve the parking area on the east side and try to alleviate some of the muck that resides along the fence. It appears to be holding up well and I am sure it is more pleasant for folks that step out of their vehicles. We will keep an eye on this and bring in more material, if the need arises.

**Trailers :** I do not think a year goes by when this next item doesn't show up. TRAILERS. There is no easy way ( apparently ) to remedy this ongoing problem. Time and time again, we assemble a small group of people, we spend a half day at Dolphin Road, 4x4 on standby for trailer hookup, and attempt to re-arrange the trailers, and make room for the " new " arrivals that are not stored within the defined area in contravention of the Compound Bylaw. On every occasion, the lot gets compliant, trailers are tucked away only to look at the lot a couple days later and find new arrivals. Sadly, we are now at a point where we will have them removed and Impounded by a local towing company. It is too much of a task to continually try to engage people ( volunteers ) and re-position these items from inappropriate parking areas. The same goes for uninsured vehicles. These will also be removed and impounded at owners expense going forward.

**Security:** I am not aware of, nor have I witnessed instances whereas the gates have been left open, unlocked or unattended. Even with the increased use of heavy equipment and much more frequent barging and large building material shipments, compound security is going well. This is not an issue.

**Lighting:** The HP sodium lights continue to operate well. These are relatively inexpensive and easily fixed. I believe the upper one has recently decided to function intermittently. I will get Island Florescent to look at this shortly. One item that does need tending to is the installation of a back stay ( cable to rock anchor ) on the North end ( water side ) pole. There is considerable lean in it, caused both by the tensioning of the service wire between the two poles as well as the replacement of the hydro service pole on Dolphin Road. Some slack needs to be created in the lead and the back stay installed to balance the road hydro pole load. It is getting worse.

**Storage Shed:** Cracks in the cinder block on the East wall remain unchanged. Continued settling of the building seems to be on hold at the moment. Storage is far better than in the past and abides ( in general ) to the approved uses. Happily, the storage shed has seen very little of non-compliant items, junk or refuse. With exception of a set or two of tires it looks great !

**Hand trucks, wheelbarrows :** We continue to purchase these small items as required for day to day use, ( wheel barrows, dolly's etc, weed control, landscape supplies ) Certainly of no concern and an expected expense given the constant use they see. It seems more cost efficient to purchase new items than it does to try and purchase tires that are specific to these and replace, weld items, etc etc.

**Fencing:** No issues

**Debris:** 2016 has seen very little garbage or transient litter. It is much better than last year. This may change with the onslaught of Kayakers as summer approaches. We will watch this.

**Ramp Use:** The ramp has seen more use this year than any I can think of in the past. It is holding up well, and with adherence to the use of mats for heavy tracked equipment I see no issues on the horizon. This is a huge asset to Islanders and its surface integrity is of importance to everyone.

**Vegetation:** Vegetation continues to give us an excuse for a work party and a BBQ. I don't see that changing any time soon. There is nothing new to report, the same trees, the same weeds, the same tall grass. I did not use Round Up or any sodium based concoctions on the vegetation this year. I chose to prefer the look of green instead of burnt grass. The cleanup crew did a fantastic job of mowing it down and I think this looks better.

**New Projects:** I have nothing to add here, but if there is an item you are passionate about, or would like addressed, please pass your thoughts along to the Trustees for consideration.

**New Business:** A few things have changed in the Dolphin Road Trustee portfolio recently. It is now an enhanced role with a much larger portfolio and range of responsibilities. These also better reflect the three distinct areas of the Capital Asset Management Plan. " Dolphin Road Trustee " has been succeeded by " Buildings, Land and Improvements ". In a nutshell, everything related to buildings ( roofs, walls, lights etc ), fencing, sheds, platforms, Dolphin Road, the compound shed, the boat ramp etc etc, now falls into the role of the former "Dolphin Road" title. Although this has created a far greater area of responsibility it is also, ( I think ) a much more challenging and exciting portfolio.

**What have we done:** We have recently completed ( or close to completed ) a few small projects.

1) A trench was dug when a small excavator was on Piers Island from the flag pole at the new fire hall to the side door of the hall. Conduit has been placed within the trench and back-filled. This is to facilitate the relocation of the light on the end of the hall which simply lights up the roof of the shed. We are re-positioning the light to better light up the side doorway for access as well as installing a low wattage LED at the flagpole that shines upward as well as installing a power outlet. A tiny concrete pad still has to be poured and some minor electrical work. This should all be done shortly when additional " labour " ( read that volunteers ) are sourced.

2) The excavator also removed tree stumps and did some light grading at the Government dock to allow for ease of access for the Ambulance in case of medical emergency. This will ultimately give it improved access to the wharf. Eventually this area will have some seasonal bulbs planted, more wood chips, and some better soil on top. This should be a welcoming sight next spring !

3) The culvert from the old Firehall to lot 23 was reclaimed with hopes of directing surface water off of the roadway, minimizing the road impact and ruts. We were informed ( informally ) a while back by Highways that, " if " we ever had a small excavator on Island that they would contribute to the costs incurred for the restoration of this culvert. The cost for this excavating was around \$600 and it is in the hands of the Road Committee and Highways for reimbursement. We will see where this goes.

Last but not least : SEASPAN and Dolphin Road.

As some of you are aware, SEASPAN has shown some interest in our Dolphin Road property once again. We were contacted back in February by their Western Real Estate division regarding the Dolphin Road property. What Seaspan currently holds is two (2) empty lots to the East of Barnacle Road. If you are walking up the Government dock at Swartz bay towards the parking lot, it is the first two property's on your left. Most have also recently seen the robust new wharf design that Ruskin is installing at the Seaspan terminal. This is in anticipation of the arrival of two ( and more in the future ) new ships

to replace the current varied array of vessels that travel back and forth to Vancouver . These new ships are much larger, a combination of diesel and natural gas propulsion and they hold about twice the number of trailers. They are being manufactured in Turkey and the first one arrives in the fall this year. This new wharf is in preparation for their arrival. Seaspan's interest in our Dolphin Road property is due to the capacity of these new ships. They have nowhere to put the enhanced cargo capacity either prior the loading or at the onset of offloading. They simply carry more trailers than their current facility can hold. Hence why they are interested in our adjacent property.

At this point, all that has been communicated ( verbally and informal ) is their expression of interest in our property. Nothing that we currently own, are taxed on, that forms any legal requirement or reference, water license, nothing, could ever be impacted. They are aware that we will have ZERO financial responsibility in any undertaking and all expenses have to be borne by Seaspan if any arrangement is even doable in the future. The re-creation of all of our current assets, compound, gates, fences, boat launch, lighting, building, water, power etc etc, and all costs, would be the responsibility of SEASPAN. Our Grant in Lieu to North Saanich would also have to remain. The list is huge and I have not heard from Roger Todd ( Seaspan ) in a couple months. His last communication to me was that he had an enormous number of hurdles in front of him and that had nothing to do with our existing property. Only theirs. One way or another, those two lots are going to be developed as a storage facility for Seaspan or ? whether it involves us or not. Nothing has happened to date. <http://www.seaspan.com/seaspan-ferries-corporation-awards-contract-build-two-new-liquefied-natural-gas-fuelled-vessels>

Well, that's it, hopefully not too long winded !

Again, thank you everyone for putting up with me these last few years and I am truly grateful for the opportunity you gave me.

Thanks, Lenny Green  
Building, Land and Improvements Trustee ( Dolphin Road )