

MEETING REPORT

DOLPHIN ROAD COMPOUND COMMITTEE



MAY 27, 2019

PIERS ISLAND IMPROVEMENT DISTRICT

INTRODUCTION

After the Seaspan Redevelopment Project came to an end due to push back from other stakeholders, the PIID Trustees decided to convert the Seaspan Committee into a Compound Committee. The purpose of the Compound Committee is to provide advice to the PIID Trustees on maintenance and upgrades to the Dolphin Road Compound to meet future needs of Piers Islanders.

The first Compound Committee meeting was held on May 27, 2019 and its only agenda item was to discuss and identify various areas and key elements in the Compound that need to be either upgraded, added, or modified.

The discussion was really about brainstorming and questioning our current compound. It is worth noting that for the past 20 years no major investment or upgrades were done in the compound.

REPORT

The following items were discussed:

1. Trailer parking – Most trailers are parked for long-term and are not used on a regular basis. Shuffling them to access one's trailer is a hazard and as people expect to be able to store their trailer there, it often creates an overflow of trailers on normal parking spots. This valuable space could be used for other purposes such as additional parking. While allowing temporary trailer parking for weekends (attached to a vehicle), the following ideas were discussed:
 - a. PIID owned trailers – similar system to the tractor. It would require 3 to 4 sizes to fit most boats. Fee to pay for insurance, maintenances, etc.
 - Pros: Max 4 trailers in the compound.
 - Cons: possible high cost for maintenance and repairs. Booking management.
 - b. Storage fee – Charge a monthly or annual fee for storage.
 - Fee per foot. Fee should increase the bigger the trailer¹
 - Flat fee per tranches (up to 15ft – Up to 40ft etc...)In the Victoria area, trailer storage cost anywhere between \$50 to \$80 per month for a trailer/RV up to 15ft, and between \$70 and \$90 per month for a trailer up to 25ft.
Fee could be used to fund some compound projects.
By charging a “high enough” fee and allocating trailer stalls (similar to the boat rack system), it is expected that the numbers of trailers stored will decrease.
 - c. Trailer Rack System – Find an alternative way to park trailers by stacking them. <https://www.bendpak.com/car-lifts/parking-lifts/> - A storage fee could be paying for installing this type of infrastructure.
 - d. Find a space nearby that could be rented and used as a storage site.

¹ A 30 foot trailer footprint equals two 18 foot trailers parked against each other.

2. Gates – The gates have been the main issue. Recurring problems include broken keys, broken lock, worn out hinges. Options could include a replacement with electric powered, fob and code access gates (pedestrian and car). To maximize parking stalls in the compound, we could investigate changing our access to the compound by creating a car access where the current pedestrian access is. By accessing through Barnacle Road, we would free the top part (south side) of the compound to create efficient and more compact parking stalls. This would free the middle of the compound, now dedicated to vehicle access to the ramp.
Some work needs to be done to find out if it is feasible (e.g. radius, # of parking stalls, ability to modify the main access, etc).
3. Shed – Historically, the shed was built to temporarily store small motors and other transient equipment. We need to find out what the current use of the shed is. Is it mainly to store/park bicycles? Footprint is 371 sqft. Could be replaced by a more compact bike storage or covered area to store transient equipment/materials before shipping to the island. Could be replaced by parking stalls and we could have a covered area closer to the pedestrian gate where bikes, wheelbarrows and other equipment could be stored.
Find out from islanders what the use and need for a shed is.
4. Surface – Drainage is an issue in the winter. Water coming from Dolphin Road travels through the top part of the compound creating puddles and muddy areas. Drainage work and options for resurfacing should be investigated.
5. Electric Vehicle (EV) chargers – With the increasing number of islanders owning an EV, there will be a need for charging options in the compound in the future. Various options exist today to offer charging stations to individuals in a strata/community setting (e.g. pay per charge stations).
6. Wifi access – The need to be connected is more and more the norm. Having a wifi access in the compound would facilitate:
 - a. Connecting cars
 - b. Manage EV chargers
 - c. Security cameras
 - d. Convenient wifi access for islanders
7. Lighting – The compound does not have efficient and reliable lighting. Main access gates do not have lights. Installing LED spot lights with motion sensors at key areas is a need to improve access in the winter.
8. Parking stalls – Current parking stalls are not currently well delineated. With cars parked inefficiently, this reduces the number of actual parking stalls. In the current state, solution could be to install parking stalls blocks (yellow and black stripes) to clearly identify parking stalls. There is a need to rethink the layout and the efficiency of all other areas of the compound (trailer storage, boat racks, shed, etc...).

9. Boat racks – The boat rack is the only infrastructure in the compound that has a fee for storage (i.e. \$25/year). The fee being very low it is a very convenient way to store a piece of equipment that may not be used or in condition to be used (similar to the trailer storage). Historically, the boat rack was built, together with the shed, to store small crafts. Find out from islanders what the use and need for a boat rack is.
Investigate increasing the storage fee. Victoria prices are ranging between \$30 and \$40/month for an 8'x5'x7.5' storage space.
10. Development opportunity – Each item should not be addressed independently from one another. It needs to be part of broader plan and vision for the compound and its use.
The 2 main options are:
 - a. Status Quo – Do nothing and maintain as per scheduled maintenance plan or as infrastructure fails.
 - b. Rethink the use of the compound and create a plan to bring the compound into the 21st century to fit current and future needs of Piers Islanders.The ability to implement the project(s) will depend on the funding available. We need to consider different options such as:
 - Current tax levy and PIID funding.
 - Special assessment.
 - Innovative funding models and lot development.

CONCLUSION

The plan moving forward is to share this report with the Islanders prior to the AGM on June 30, 2019. This report does not present any answers or conclusion. The plan is to start a discussion and question the current state to ultimately make an informed decision.

The next step is to create a questionnaire to be sent out to all landowners to find out what are their needs and future needs to identify priorities.

COMPOUND COMMITTEE

Julien BAHAIN (Chair)
Keven ELDER
Gerry KRISTIANSON
Robert NOBLE
Ander WYNNE-EDWARDS