



**WAY KEY**



**LIMITED PARTNERSHIP**

NOVEMBER 2024

**Quarterly  
Report**

# WAY KEY LP

AT A GLANCE

**30%**

of Way Key LP's  
workforce is  
Indigenous

**\$2.27M**

in wages dispersed to  
Indigenous employees

**33**

Indigenous  
employees hired to  
date

## WHO WE ARE

Way Key LP provides general timber harvesting, civil and earthworks, and aggregate/quarry services to the We Wai Kai region while also self-performing volume on We Wai Kai timber licenses. Way Key LP is a jointly owned company between We Wai Kai First Nation and the ROGA Group.

## OUR PEOPLE

As of November 2024, 30% of Way Key LP's workforce is comprised of Indigenous employees, with \$2.27 million in wages being disbursed to 33 Indigenous employees to date. Placing Indigenous workforce empowerment at the forefront, employees are offered numerous training opportunities to increase upward mobility and employability within the wider industry workforce.

## MEANINGFUL PARTNERSHIPS

With the cultural values of Indigenous community development as its foundation, Way Key LP places significant value in relationship building as the company continues to grow through various partnerships and clientele. Current clients include La-kwa sa muqw Forestry, We Wai Kai Forestry LP, Ketz Pacific Contracting Ltd., Western Forest Products (WFP), Mosaic Forest Management, Aecon-EBC, and BC Hydro.

## EQUIPMENT

Way Key LP now owns an extensive supply of equipment, including crushing and screening equipment, multiple excavators, trucks for logging and hauling aggregates, and several pieces of logging equipment. Way Key LP is building up equity for the benefit of the community. The total net book value of equipment in Way Key LP and Way Key Sand & Gravel is \$11.3 million.



# Project Highlights

CELEBRATING OUR SUCCESS

## **KETZA PACIFIC PROJECT FOR THE NEW WE WAI KAI ADMINISTRATION BUILDING**

Way Key LP has successfully completed mass excavations and early-stage groundwork for Ketza Pacific Contracting Ltd. as construction continues on the We Wai Kai administration building. With our recent backfilling work finalizing the site for the winter season, We are well-prepared to resume site grading and storm sewer installation in the spring. The project remains on schedule, with completion anticipated by 2025 and occupancy projected for early 2026.

This new administration building will provide essential office space for the We Wai Kai First Nation and include additional commercial offices to drive economic growth within the community. This project continues to create meaningful career advancement opportunities for community members, underscoring Way Key LP's commitment to community growth and development.

We are honored to contribute to this significant project for the We Wai Kai First Nation and look forward to its successful completion as a model of collaborative success.

## **BC HYDRO LKT STRATHCONA DAM EARLY WORKS CLEARING**

In January 2023, Way Key LP commenced site clearing at the Strathcona Dam in preparation for BC Hydro upgrades, which will ultimately support the future construction of a low-level spillway. By February 2024, we completed the bulk of the site clearing work, which included timber logging and waste wood disposal. Currently, our team is awaiting permitting from the Department of Fisheries and Oceans (DFO) to perform the remaining clearing along the water's edge. Once approved, early works clearing and falling is expected to be completed in early 2025 with project valuation totalling \$4.5 million.

This project has been a collaborative effort, employing numerous We Wai Kai Nation and other First Nations members. Way Key LP is proud to continue strengthening our partnership with BC Hydro as we work together toward enhancing safety and environmental sustainability at the Strathcona Dam.

## **QUINSAM SUBDIVISION PROJECT**

Since May 2024, Way Key LP has been engaged in clearing and site preparation for an expansion of Elders' housing at the Kalous subdivision in Campbell River, B.C. With the clearing phase now complete, our team is currently coordinating with project designers on the upcoming phases, which will involve installation of underground utilities, including water and sewer, as well as grading.

This expansion will significantly enhance the well-being of We Wai Kai Nation Elders, providing essential infrastructure to support housing needs. Alongside our work on the new administration building, this project exemplifies our commitment to community development, growth, and sustainability for the We Wai Kai First Nation.





# Project Highlights

CELEBRATING OUR SUCCESS

## **AECON-EBC GENERAL PARTNERSHIP ON BC HYDRO'S JOHN HART DAM SEISMIC UPGRADES PROJECT**

Way Key LP continues to uphold its commitments under the \$24.3 million contract with Aecon-EBC to supply 1.3 million tonnes of aggregate and rock for BC Hydro's John Hart Seismic Upgrades Project. Despite recent operational challenges, including scheduling delays that have impacted delivery schedules, we have implemented strategic shifts in production operations to increase efficiency. Production is now focused on larger rip rap rock, the primary component of this contract, with two plants dedicated to meeting this demand. Monthly production volumes have significantly increased since mid-July, positioning us to fulfill contractual requirements effectively. Way Key Sand & Gravel is now looking forward to the profitable half of this contract (compared to the financial pressures experienced completing the first half of the contract).

Subcontractor Van-Con Enterprises carries on production output support without negatively impacting community employment opportunities. Current operations include drilling, blasting, and extensive sorting and processing, with production in the quarry expected to conclude in 2025, followed by transportation over several months. Additional commercial sales of large-volume product orders to local contractors have also begun, generating additional economic benefits for the We Wai Kai community. Valuable employment and skill development opportunities for community members will continue to grow as production increases.



## **JOHN HART DAM RESERVOIR SUSTAINABILITY PROJECT**

Way Key LP is contributing to BC Hydro's John Hart Dam Environmental Sustainability Project by manufacturing 460 rock anchors, made from rock material sourced from our quarry. These rock clusters are designed to support the attachment of root logs, which will be placed along the shallower areas of the John Hart Dam reservoir with the aim to promote fish habitat restoration and environmental protection. The rock clusters will help secure them initially along the water floor where the logs will eventually become waterlogged and naturally settle into place.



BC Hydro will complete the installation by helicopter while Way Key LP assists with the setup of the landing and delivery areas for the helicopter operations. This \$550,000 project is expected to be completed by spring, marking a significant contribution to both fish habitat restoration and the long-term ecological health of the reservoir.



# Project Highlights

CELEBRATING OUR SUCCESS

## QUINSAM SMALL-SCALE PROJECTS

Our team has been engaged in several infrastructure projects on the Quinsam Reserve to enhance local amenities. Recent projects have included upgrading the walking paths around the soccer field, preparing the landscaping for the Quinsam Starbucks, and supporting housing development on Falcon Drive through essential water and sewer connections. Additionally, Way Key LP has been working alongside A-Tlegay Fisheries and Greenways Land Trust on removing invasive species and enhancing environmental protection along the Raventrail in the Campbell River Estuary. These individual projects reflect our commitment to improving community infrastructure, environmental health, and growth.

## ROAD BUILDING & MAINTENANCE

Way Key LP and Way Key Sand & Gravel annually build roads for clients near Campbell River, including on Quadra Island and surrounding areas, with revenue averaging \$6.5 Million a year. Operations are currently focused in Brooks Bay and Paterson Lake, with both projects expected to wrap up in next two months. Way Key LP's road building projects supply consistent employment stability. Work includes drilling and blasting for material, excavations, compacting, and grading among other earthwork activities to generate opportunities for future resource development.



## FORESTRY

Way Key LP is nearing completion of its current project for Mosaic Forest Management with approximately 10,000 cubic meters left to process and load in Jackson Bay. Following this, the team will transition to complete work for We Wai Kai Forestry LP in the Campbell River and Paterson Lake areas, where operations will include falling, skidding, processing, loading, hauling, and minor road work. Subsequently, work will resume for Mosaic under the Quinsam forest license, with an anticipated harvest of 35,000 cubic meters through late winter and early spring. From now until summer, Way Key LP expects to harvest a total of 70,000-80,000 cubic meters, ensuring steady employment and building capacity to continue self-performing on future forest licenses.



## COMPANY HIGHLIGHT: INDIGENOUS BUSINESS OF THE YEAR

Way Key LP was honoured to be named as Indigenous Business of the Year at the 2024 Mosaic Forest Management Safety and Excellence Awards. Awarded for a demonstrated commitment to advancing diversity, equity, inclusion, and reconciliation through First Nations owned and operated business and partnerships, this achievement underscores our organization's dedication to advancing Indigenous environmental sustainability and economic reconciliation.

# Acknowledgements

We extend our deepest gratitude to the We Wai Kai First Nation community, Chief, and Council for their unwavering support and trust in our endeavors. Your guidance and partnership have been instrumental in our success and growth. We also sincerely thank our clients, who have stood by us, valuing our commitment to quality and excellence. Your confidence in our work fuels our drive to deliver outstanding results.

Lastly, a heartfelt thank you to our dedicated employees, whose hard work and commitment are the backbone of our company. Your tireless efforts and skillful execution on every project make all our achievements possible. Together, we continue to build a legacy of success and community development.

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