CIVIC REDEVELOPMENT

JUNE 2025

CONCEPTS

All concepts were designed to be:

- Accessible
- Customer-service oriented
- Safe - Built to Post-Disaster, Building Code and Seismic requirements
- Energy efficient (LEED Silver, BC Energy Step Code)

CONCEPT A: Hovey Road 2 or 3 storey (recreation potential)

Central Saanich

This concept was most supported and selected by Council

View of Firehall from Wallace Drive

DESIGN

- A two to three storey design
    - Three storey includes 10,000 sq ft of recreation space (the cost to build and operate recreation space would be managed by Peninsula Recreation Commission; if they endorsed the operations)

Use of Land

- **Low building on a low-density site** within the Urban Containment Boundary.
- Enables the **redevelopment of the 1903 Mt Newton for mixed-use** purposes.

Maximized Amenities & Community Space

- **Various community meeting room** space
- Highest degree of **flexibility** for interior and exterior expansions for recreation or other uses in the future.
- Allows for **most amenities at 1903 Mt Newton** including plaza/greenspaces.
- Potential for a 10,000 sq ft **recreation** facility.

Attractive & Pedestrian-Friendly Design

- Pedestrian **pathways** and **landscaping to complement Centennial Park**.
- Retains the **cherry blossom trees** on Hovey Road.
- Rain gardens and bioswales and **environmental design** features.
- Surface parking in the back of building (preserving street view)

Financial Responsibility

- **No new tax increase**s as a result of any concept.
- **Lowest net cost** (after land sales and purchases): **$45.6M** (incl $30% contingency)
- **Strongest long-term financial return** for the community: Highest return (over 30 years) over other options.
- **$33.5M debt – same as other concepts**; District is effectively managing its debt.
- **Least risk** during construction due to lowest use of District reserves.

Support for Economic Development & Housing Options

- By relocating civic functions to Hovey, the 1903 Mt Newton site becomes available for residential and commercial redevelopment.
- Conservative estimate of generating $750,000 annually in tax revenue.

CONCEPT B: Mt Newton Cross Rd

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View of Entrance from South of Site

View of Firehall from Mt Newton Cross Road

DESIGN

- 2-Storey Building located at 1903 Mt Newton
- Moves civic operations to the back of the site
- 93 (combo of surface and underground) parking stalls

Use of Land

- Site within the Urban Containment Boundary and **efficient** land use.
- Enables the **partial redevelopment of the 1903 Mt** Newton Cross Road site for mixed-use purposes.
- A **compact design** with underground parking; uses half of the site, freeing up the rest for mixed-use development.

Maximized Amenities & Community Spaces

- Various **community meeting room** space
- Allows for **development of half site** for housing, commercial and outdoor spaces.

Attractive & Pedestrian-Friendly Design

- Offers a modern civic presence with **improved street frontage** and pedestrian access.
- **No flexibility** for future expansion.

Financial Responsibility

- **No new tax increases** as a result of any concept.
- **Most expensiv**e of the three options for net cost: **$50.1M** (incl $30% contingency).
- Brings in long-term financial return for the community. Less that Concept A but more than Concept C.
- **$33.5M debt – same as other concepts**. The District is effectively managing its debt.

Supports Economic Development & Housing Options

- Enables partial site redevelopment for housing or commercial use.
- Conservative estimate of generating $480,000 annually in tax revenue.

CONCEPT C: Mt Newton renovation/expansion

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The District obtained a third-party to provide a renovation-and-expansion option.

DESIGN

- 1 storey taking up entire site
- Expansion of building footprint required (would be a new addition for the Police Station)
- Designed to meet BC Building Code, energy efficiency, accessibilty and seismic standards; as well as post-disaster standards for Police and Fire
- ~87 surface parking stalls

Use of Land

- Site within the Urban Containment Boundary, but **inefficient** use of land.
- The large building footprint and surface parking **limit future potential**.
- **Some community meeting room** space .
- Limited by existing structure and **site constraints**.
- **No new amenities** (existing civic functions).

Attractive Design

- **Least attractive design** as renovation limits architectural flexibility and results in a fragmented site layout and visible surface parking.

Financial Responsibility

- **Net cost: $47.4M** due to extensive renovations and needed expansion.
- No potential for tax revenue.
- Longest timeline (30–36 months), with **highest risk** of cost overrun.
- Phased construction **disrupts operations** and increases complexity.
- **$33.5M debt – same as other concepts.** The District is effectively managing its debt.

Supports Economic Development & Housing Options

- **No benefits**.

CONCEPT COMPARISON

Central Saanich

	Hovey Road	Mt Newton New Build	Mt Newton Renovation
Tax impact	No anticipated additional increase	No anticipated additional increase	No anticipated additional increase
Best use of land / Urban Containment Boundary	✅ Best	✅ Good	⚠️ Limited
Attractive design	✅ High	✅ High	⚠️ Extension of existing design
Financially responsible	✅ Strong	⚠️ Moderate	❌ High risk, low return
Environmentally responsible	✅ Yes	✅ Yes	⚠️ Less efficient use of land
Supports economic development & housing options	✅ Strong (commercial space; ~400 units housing)	⚠️ Some (moderate space; ~250 units housing)	❌ None
Public spaces (accessibility, plaza, meeting rooms, green space)	✅ Strong - most opportunity for 1903 spaces	⚠️ Limited - less greenspace	⚠️ Limited - almost all site used for building/expansion
Pedestrian friendly	✅ Yes	✅ Yes	❌ Limited change

FINANCIAL COMPARISON

Central Saanich

(in millions $)	Hovey (New)	1903 Mt Newton (New)	1903 Mt Newton (Reno)
Cost			
Total Construction Cost	$62.6	$62.6	$47.4
Land Sale Revenue*	($17.0)	($12.5)	($0.0)
Total Costs	**$45.6**	**$50.1**	**$47.4**
Funding			
Capital Reserves	$12.1	$16.6	$13.9
Debt	$33.5	$33.5	$33.5
Projected Annual Tax Revenue	$0.75 M	$0.48 M	$0.00
Projected 30-year Annual Revenue Proceeds	$22.5 M	$14.4 M	$0.0

*Projected Land Sale Revenue: includes land acquisition, disposition and contingency.

Assumptions:

1. Land sales are a conservative estimate and include the purchase of Hovey and contingency.
2. Tax rates based on five-year average.

Land Sale Revenue – Sale of 1903 Mt Newton is estimated at:

Full - 4 acres $20M to $24M

Half -2 acres $11M to $14M

Projected Annual Tax Revenues – assumed residential mixed-use density 4 to 6 storeys:

Full development of Mt Newton - $0.75M

Half development of Mt Newton - $0.48M