

Civic Redevelopment Project Overview



Almost 20 years ago, the District of Central Saanich identified municipal facilities nearing the end of their useful lives and created a long term plan for their renewal. The **Civic Redevelopment Project** includes plans to bring these facilities up-to-date to ensure the **efficient and safe delivery of public services over the long term**. This is a rare opportunity to reimagine public spaces and design multifunctional sites to help meet the needs of our growing community.

- ✓ • **Fire Station 1** (completed in 2013)
- ★ • **Police Station** (current)
- 💡 • **Municipal Yard** (in planning)
- ★ • **Fire Station 2** (current)
- ★ • **Municipal Hall** (current)

Project Goals:

- Minimize costs to taxpayers
- Ensure the best use of 1903 Mt Newton site
- Meet the needs of our growing community
- Increase housing and amenities

Funding Plan:

- Funding includes borrowing, reserves and land sales
- Longterm financial planning will ensure that reserves and borrowing capacity remain strong
- No additional increases to property taxes

After significant study and community engagement to consider various options, two key decisions were made in 2026:

1. A **new municipal building** for Central Saanich Police, Fire Station 2 and the Municipal Hall is being planned at **1882 Hovey Road across from Centennial Park**.

Key building features include:

- Accessible spaces for residents, staff and guests, including a larger Council Chambers
- Customer-service oriented design that's post-disaster and energy efficient (LEED Silver, BC Energy Step Code)
- Potential 7,500 sf recreation centre to be operated by Peninsula Recreation Commission

2. **1903 Mt Newton Rd**, the current site of the municipal building, is being planned to be **redeveloped as a mixed-use project** that reflects the **goals of the Official Community Plan and the Saanichton Village Design Plan**. Council's design direction for the site incorporates community priorities shared through engagement:

- Mix of four to five storey buildings and potential townhomes with the lowest buildings located closest to adjacent neighbours
- Active ground-floor commercial (preference for cafés, medical offices, childcare/needed amenities)
- Public plaza and/or green space + high-quality pedestrian environment
- Flexible housing types, including two-bedroom units with adequate parking, affordability, accessibility

Learn More

A full project history with studies, reports and frequently asked questions is available at [Letstalkcentralsaanich.ca/civicredevelopment](https://letstalkcentralsaanich.ca/civicredevelopment)

August 2026



Civic Redevelopment Questions



Why is replacement of the municipal building at 1903 Mt Newton necessary?

Critical District services are delivered from the 1903 Mount Newton building through the Municipal Hall, Police Station and Fire Station #2, and is at the end of its useful life. It has accessibility & seismic deficiencies, does not meet current operational needs and requires increasingly costly repairs.

What options were considered for renewal of the municipal building?

The District developed three concepts and financial models that were presented for public input. A fourth option to do nothing was also considered, but received minimal support.

CONCEPTS	A - Hovey	B - Mt Newton	C - Renovation
Summary	2 or 3 Storey Building Potential Recreation Centre	2-Storey Building (1/2 Site) Remainder Redeveloped	1903 Mt Newton Renovation and Expansion
Total Cost after land sales	\$45.6M	\$50.1M	\$47.4M
Annual Revenue from taxes	\$750K	\$480K	\$0

Why was Hovey Rd chosen as the new municipal building site?

This site was identified in a 2023 feasibility study. It is the only sizeable piece of bare land within the Urban Containment Boundary that's centrally located on a main road, transit route and is a good location for municipal services including emergency service access. Some of the key factors that influenced this decision include:

- **Community Support** - Most supported option during the community engagement process and aligned with many of the priorities expressed by residents.
- **Best Financial Model** – Lowest net construction cost, greatest redevelopment value and highest projected tax revenue.
- **Best use of Mt Newton Site** – Frees the entire Mt. Newton property for redevelopment, creating opportunities for housing, commercial space, and other community amenities within Saanichton Village.
- **Recreation Opportunities** - Greatest opportunity to partner on a future recreation facility.

Why is the Mt Newton site being redeveloped at a higher density?

This rare parcel of land is the largest site in Saanichton Village and will play a critical role in realizing community priorities like housing, commercial and community spaces. It's high land value also provides an economic benefit to the community and the Civic Redevelopment project.

Can Replacement of the Municipal Building be delayed?

This project is needed to for safe and efficient service delivery. Delay is costly. In 2009 projected cost was \$15M, today it is \$62M. Cost are projected to increase at a rate of ~3.5% every year that the project is delayed.

TIMELINE

A highlight of key studies and decisions

25+ related plans and studies have been completed since 2000



2009 – Seismic review & condition assessments

2009 – Fire Station 1 prioritized

- Building studies completed for 1903 Mt Newton site.
- Financial impact of addressing all buildings too large. Fire Station 1 selected as the priority and built on Keating Cross Road (completed in 2013).



2006 – First review began

The District began to review options for the redevelopment of Municipal Hall, Fire and Police Stations.

2012 – Open house re 1903 Mount Newton site

An open house was held to present redevelopment plans for the site.

2014 – Project put on hold

Council considered options, including selling part of 1903 Mt Newton. Council directed staff to expedite repayment of Fire Station debt and postpone further work on redevelopment.

2017 – Facilities identified for replacement in Facilities Assessment Management Plan

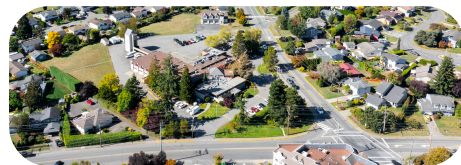
The facilities were included in the *Long-Term Financial Strategy* and *Asset Management Plan*.

2021 – Strategic Plan identified need for a new study

A feasibility study for replacement or renewal of the Hall, Police Station, Fire Station 2, was identified in the 2021/22 Strategic Plan.

2023 – Feasibility study looks at land options

A feasibility study for the replacement or renewal of many key municipal facilities began. It included: the Municipal Hall, Police Services, Fire Station 2 and the Municipal Yard.



2024 – Preliminary financial estimates and land options

Sites determined based on financial feasibility, best use of land (including possible amenities).

2024 – Community engagement

- Community invited to learn and share ideas.
- The Peninsula Recreation Commission conducted a sub-regional recreation facility planning process.

2025 – Concepts developed and community input

Concepts and financial estimates developed and shared with the community.

2026 – Hovey Rd selected as municipal site

- HCMA architects designing building; construction to begin late 2026
- 1903 Mt Newton site explored for multi-use redevelopment



COMMUNITY INPUT

Engagement Summary as of June 2026



Public input on Civic Redevelopment has played an important role in defining priorities and guiding decisions, which have also been informed by community engagement for our Official Community Plan and Saanichton Village Design Plan between 2019 and 2022. This summary highlights community engagement themes and key outcomes from the most recent project phases of this comprehensive community process.

Project Phase	What We Heard	Engagement Outcomes
2011 - 2023		
Early Planning	Concern about cost of facilities	Delayed Municipal Hall replacement
Long term planning for District Facilities	- Strong interest in recreation - Strong interest in community amenities	- Implemented Asset Mgmt/Built reserves - Affordable two-site Facility replacement model
2024 - 2026		
Phase 1	Strong interest in recreation at Hovey	Provided land for PRC recreation space
Input on Amenities & Priorities for Civic Redevelopment	- Amenity priorities for 1903 Mt Newton & Hovey sites - Requests for more transparency & concern about cost of facilities - Concerns about Hovey Cherry trees	- Community priorities reflected in Design Principles - Expanded engagement options, published background reports & more financial info - Direction to assess & protect cherry trees
Phase 2	- Overall support for most design principles - Concerns about height and density - Interest in Mt Newton Rebuild/Renovation - Interest in more info on renovation option	- Endorsed Design Principles - Expanded redevelopment options for Council/Community consideration - Published renovation studies and costs
Phase 3	- Strong interest in Hovey site, recreation, amenities, housing, retail, Village character - Minimal support for renovation or doing nothing; support for building on Mt Newton - Concerns about growth, density, height	- Chose Hovey 3-story option with Recreation - Expanded engagement options for near neighbours and broader community - Ensure buffering for single-family properties of Mt Newton neighbours
Current - 2026	- Concerns about Traffic and Parking - Interest in input into RFP process for 1903 Mt Newton Redevelopment (priorities, amenities, design principles) - Concerns about the significance of 1903 site, design concepts from potential developers, community engagement - Concerns about building heights and density, impact on residential neighbours of 1903 Mt Newton	- Launched Traffic Impact Assessment - More underground parking at Mt Newton - Scheduled Focus Groups for RFP input on future of 1903 Mt Newton - Changed RFP criteria/weighting to favour a lease vs sale, robust community engagement and First Nations participation - Reduced maximum building heights from 4-6 stories to 4-5 stories, added townhomes as a potential housing/building type
Design/Development & Land Disposition		