

FAQs - Civic Redevelopment May 2026

Has Council made a decision about the future redevelopment of 1903 Mt Newton Cross Rd?

No decision has been made on the disposition (sale or lease) or the design of a potential future development at 1903 Mt Newton; however Council has approved a competitive Request for Proposals (RFP) process for the District to receive proposals for a high-quality mixed-use development. Three prequalified developers, as well as the Tsartlip Nation and Tsawout Nation have been invited to respond to the RFP.

The RFP asks proponents to submit two design concepts and related financial information; these will include one concept designed with the allowable density for the site and one below the allowable density. Council's direction to the interested parties includes a requirement for design elements and amenities that will be highly valued by the community and reflect the priorities informed by extensive community engagement, including focus groups held to give input into the RFP process. The highest priorities include green and park-like spaces, affordable housing that reflects the needs of current residents, and space for community services such as a medical clinic or a childcare centre.

How will a design be chosen for 1903 Mt Newton?

The District is conducting a competitive Request for Proposals (RFP) process for the sale or lease of 1903 Mt Newton.

- Three preferred proponents have been prequalified through a public call for expressions of interest; they are now invited to provide concepts and financial offers, which will be evaluated based on criteria Council set out in the RFP. Tsartlip and Tsawout Nations have also been invited to respond to the RFP.
- Two preferred proposals will be recommended to Council (one higher density and one lower density) based on a thorough evaluation process of each proposal against the criteria.
- If Council accepts a proposal for redevelopment of the site, a developer-led community engagement process and a Development Permit application will be required before a final design is approved and construction can proceed. The RFP process does not include construction or detailed building design.

What are the Evaluation Criteria for the 1903 Mt Newton RFP?

Council has set out scoring criteria to give equal importance to the financial offer (40 Points) and the Design Concept (40 Points) with the remaining points being weighted to First Nations participation (12 Points) and Project Delivery & Scheduling (8 Points). Their criteria also include:

- Preference for a lease agreement for the site, rather than a sale.
- Requirement for a fulsome community engagement plan that's executed to their satisfaction prior to the issuance of a Development Permit. This includes a substantial portion of the engagement occurring outside the summer months.
- Requirement for two design concepts from each respondent to the RFP and related financial information; these will include one higher density and one lower density concept.

How will the community be engaged in the 1903 Mt Newton RFP Process?

Once a preferred developer is selected, the community will see their proposed concept including:

- Building form and layout
- Setbacks and transitions to neighbouring properties
- Public spaces and amenities
- Parking, access, and landscaping
- How impacts to neighbours are minimized

Council has included a requirement in the RFP for an engagement plan that must be executed to Council's satisfaction. Developer engagement may include events, meetings, surveys, and other opportunities for residents to share their feedback. The developer will also report back to Council on the community's response to their concept and any changes they plan to make to their design.

What is the timeline for the RFP Process?

The RFP process was initiated in early 2026 with a Request for Expressions of Interest. Interested developers provided financial, corporate and project experience materials required to prequalify for the RFP process. Three development companies were shortlisted and have received the RFP. Tsartlip and Tsawout Nations have also been invited to respond. The timeline continues as follows:

- May 2026– RFP issued to prequalified developers
- July 2026– Developer proposals received by the District and evaluated
- August 2026 - Preferred proposals (one higher density and one lower density) selected and presented to Council for selection
- August/September 2026 - Community engagement by successful developer on the preferred concept
- September 2026– Successful developer reports to council on engagement and updates to their proposed design. Contract finalization and a development permit application will follow.

What is happening with the rezoning and OCP amendments for 1882 Hovey Road and 1903 Mt Newton Cross Rd?

The OCP and rezoning processes for 1882 Hovey Road have been adopted by Council and are now complete. Council has also adopted the Official Community Plan (OCP) amendment for 1903 Mt Newton. Rezoning for this site received third reading, but adoption was deferred to consider the allowable housing types prior to finalization of the rezoning process.

What is happening with the recreation centre proposal for 1882 Hovey Road?

The CRD is considering partnering with the District of Central Saanich on 10,000 sf recreation facility, in alignment with recent analysis and planning done by the CRD's Peninsula Recreation Commission. The cost of the facility is \$14.2M to build, with Central Saanich providing the land to the CRD at no cost. A CRD borrowing bylaw must also be approved by Central Saanich, Sidney and North Saanich Councils for the borrowing to proceed. Central Saanich Council has approved the bylaw, North Saanich has deferred their decision until late June and Sidney Council did not approve the bylaw. The borrowing bylaw will come back to the PRC Board for consideration of next steps following the decisions from the three municipalities.

What will happen to the Central Saanich Fire Museum that's located next to the Municipal Hall?

As part of the long-term planning for 1903 Mt Newton, the District has worked closely with the Fire Association and Fire Museum Committee to look at options for the museum, including remaining at the current location on Mount Newton Cross Rd and moving to 1512 Keating Cross Rd on the site of Fire Station 1. Following a vote of their members, the Association chose to move the museum, which Council has provisionally approved. The preferred location is close to the frontage on Keating Cross Rd and provides an exciting opportunity to increase visibility and community access while supporting the needs of the Association.

Additional Information

These commonly asked questions are current as of May 2026. Previously published FAQs are available at LetsTalkCentralSaanich.ca/CivicRedevelopment and include questions such as:

What is the status of the Municipal Yard Project?

Why is higher density being considered for 1903 Mt Newton?

How has public feedback been used?

Why is rezoning happening at 1903 Mt Newton before building concepts exist?

Will residents have an opportunity to give design input into the new municipal hall and Council Chambers?