

# CIVIC REDEVELOPMENT

Project overview  
April 2026



# Overview

This plan seeks to replace aging District facilities in a manner that is **affordable** and **benefits the community**.



## Background

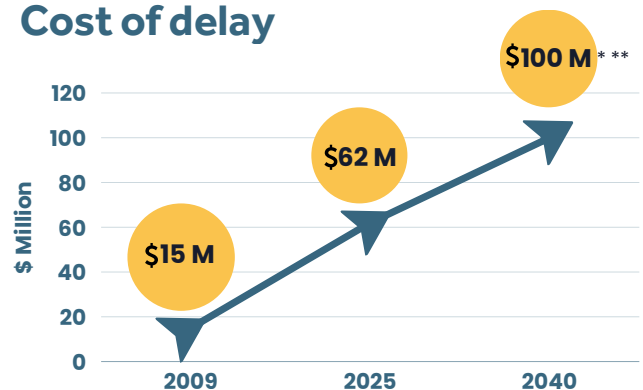
Almost 20 years ago, the District identified several municipal facilities nearing the end of their useful lives:

- Fire Station 1 (completed in 2013)
- Fire Station 2
- Municipal Hall
- Police Station
- Municipal Yard

## Funding

- There are **no anticipated additional increases to property taxes for the Hall/Police/Fire** if 1903 Mt Newton is redeveloped with additional density.
- Because this project was identified as coming due almost 20 years ago, **we are in a strong financial position.**
  - Our reserves will remain healthy
  - Our debt capacity will remain healthy

## Cost of delay



In 2009 the cost of replacing the municipal hall was projected to be \$15M, today the **cost** is expected to be \$62M and will continue 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).



## 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.



## 2012 – Open house re 1903 Mount Newton site

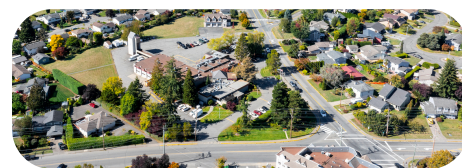
An open house was held to present redevelopment plans for the site.

## 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

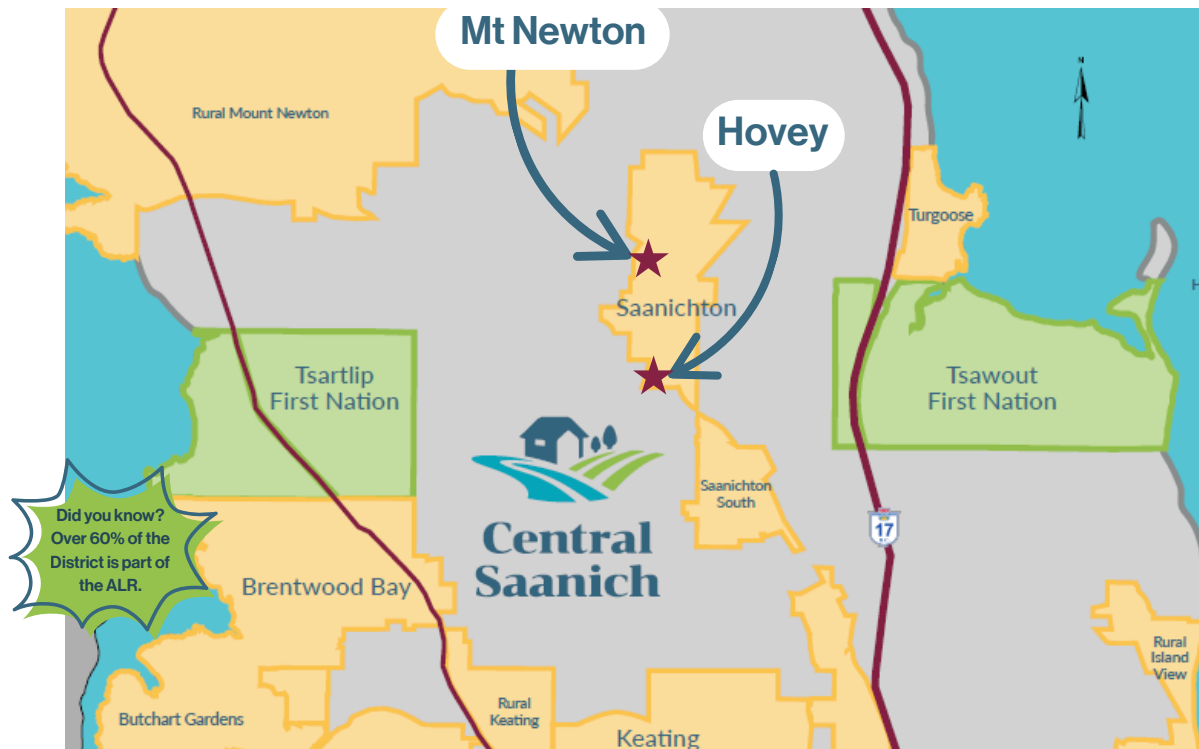


## Engagement Highlights as of March 2026



Project Phase	What We Heard	Engagement Outcomes
<b>2011 - 2023</b>		
<b>Early Planning</b>	<ul style="list-style-type: none"> <li>Concern about cost of facilities</li> <li>Strong interest in recreation</li> <li>Strong interest in community amenities</li> </ul>	<ul style="list-style-type: none"> <li>Delayed Municipal Hall replacement</li> <li>Implemented Asset Mgmt/Built reserves</li> <li>Affordable two-site Facility replacement model</li> </ul>
<b>Long term planning for District Facilities</b>		
<b>2024 - 2026</b>		
<b>Phase 1</b>	<ul style="list-style-type: none"> <li>Strong interest in recreation at Hovey</li> <li>Amenity priorities for 1903 Mt Newton &amp; Hovey sites</li> <li>Requests for more transparency &amp; concern about cost of facilities</li> <li>Concerns about Hovey Cherry trees</li> </ul>	<ul style="list-style-type: none"> <li>Provided land for PRC recreation space</li> <li>Community priorities reflected in Design Principles</li> <li>Expanded engagement options, published background reports &amp; more financial info</li> <li>Direction to protect cherry trees</li> </ul>
<b>Input on Amenities &amp; Priorities for Civic Redevelopment</b>		
<b>Phase 2</b>	<ul style="list-style-type: none"> <li>Overall support for most design principles</li> <li>Concerns about height and density</li> <li>Interest in Mt Newton Rebuild/Renovation</li> <li>Interest in more info on renovation option</li> </ul>	<ul style="list-style-type: none"> <li>Endorsed Design Principles</li> <li>Expanded redevelopment options for Council/Community consideration</li> <li>Published renovation studies and costs</li> </ul>
<b>Input on future of 1903 Mt Newton</b>		
<b>Phase 3</b>	<ul style="list-style-type: none"> <li>Strong interest in Hovey site, Recreation, Amenities, Housing, Retail, Village Character</li> <li>Minimal support for renovation, rebuilding at 1903 Mt Newton or doing nothing</li> <li>Concerns about growth, density, height</li> </ul>	<ul style="list-style-type: none"> <li>Chose Hovey 3-story option with Recreation</li> <li>Expanded engagement options for near neighbours and broader community</li> <li>Ensure buffering for single-family properties of Mt Newton neighbours</li> </ul>
<b>Input Concepts and Financial Plans</b>		
<b>Current - 2026</b>	<ul style="list-style-type: none"> <li>Concerns about Traffic and Parking</li> <li>Interest in input into RFP process for 1903 Mt Newton Redevelopment (priorities, amenities, design principles)</li> </ul>	<ul style="list-style-type: none"> <li>Launched Traffic Impact Assessment</li> <li>More underground parking at Mt Newton</li> <li>Scheduled Focus Groups for RFP input on future of 1903 Mt Newton</li> </ul>
<b>Design/Development &amp; Land Disposition</b>		

# LAND DECISIONS



## Urban Containment Boundary

The **yellow areas on the map are in the Urban Containment Boundary**. It ensures development is focused in areas that make sense for the community. It helps protect and enhance the rural and smalltown character of Central Saanich.

## Mt Newton

4x the value of Hovey

- 4.09-acres (~2 acres for municipal; ~2 acres for other uses)
- in the Urban Containment Boundary/ Saanichton Village core
- currently zoned Institutional
- will need to be rezoned for mixed use
- value of approximately \$20 million (if developed at 4-6 storeys)

## Hovey

- 2.2-acres
- in the Urban Containment Boundary
- situated across from Centennial Park
- currently zoned Agricultural; not in the Agricultural Land Reserve
- value approximately \$5 million

## Why Hovey?

The District looked at all District-owned land, and other parcels. A study determined Hovey Road to be the best suited as it was in the Urban Containment Boundary, central for emergency response, and financially feasible. The land analysis/Feasibility Study is available.

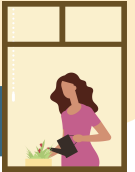
This also enables Mt Newton to be developed as a mixed-use of community amenities, commercial spaces and housing, which is what should be situated in the Village core.

# 1903 MOUNT NEWTON DESIGN VISION



- Mix of **four to six storey** buildings.
- 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.
- Ensure **adequate parking, affordability, accessibility**

Good neighbour approach: Lowest buildings adjacent to neighbours



## How the OCP and SVDP shaped the Vision

Based on these guiding documents, as well as asking for community ideas on amenities at open houses in 2024, the site design vision for 1903 Mt Newton Cross Road was drafted.

The community was asked to provide feedback on the design vision in January-February 2025 (see *What We Heard Report Phase 2*).



## Community feedback on design principles

*What We Heard Report Phase 2 (Dec-Jan 2025)*

### The majority of respondents supported:

- public space amenities – preference for green space and a plaza/courtyard
- housing with a focus on families
- height of four storeys
- high-quality pedestrian environment
- sustainable design
- active, ground floor, public-serving commercial spaces (small-service, local shops)
- medical offices
- accessible design

### Concerns about:

- adequate parking
- type of commercial space on the ground floor – preference for small-scale
- going to six storeys along Wallace and Mt Newton
- accessible units – preference for higher than 5% standard
- moving civic facilities to Hovey
- studio/small housing units
- density and increase in traffic



# CONCEPTS

All concepts for 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)



This concept was most supported and selected by Council

## 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)



View of Firehall from Wallace Drive



## 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 increases** 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

## 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



View of Entrance from South of Site



View of Firehall from Mt Newton Cross Road

### 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 expensive** of the three options for net cost: **\$50.1M** (incl 30% contingency).
- Brings in long-term financial return for the community. Less than 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

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, accessibility 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**.

# COMPARE THE CONCEPTS

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

# FINANCIAL COMPARISON

(in millions \$)	Hovey (New)	1903 Mt Newton (New)	1903 Mt Newton (Reno)
<b>Cost</b>			
Total Construction Cost	\$62.6	\$62.6	\$47.4
Land Sale Revenue*	(\$17.0)	(\$12.5)	(\$0.0)
<b>Total Costs</b>	<b>\$45.6</b>	<b>\$50.1</b>	<b>\$47.4</b>
<b>Funding</b>			
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

# COMMUNITY INPUT

Engagement Highlights as of March 2026

## Public input on the options

Summary of the “What We Heard” Report – Phase 3 (June–September 2025)

- There was **broad agreement that existing municipal facilities need replacement**, with recognition they no longer meet functional, seismic, or community needs
- **Concept A (Hovey Road – new build) received the highest level of public support** among all options presented, driven by interest in new recreation amenities, modern design, and increased community vibrancy, particularly given its proximity to Centennial Park. Key concerns with Concept A included land expropriation, location impacts, and potential effects on Saanichton Village density and traffic
- **Concept B (1903 Mt. Newton – new build) received moderate support**, with positive feedback on its central location, design potential, and opportunity for housing integration. Concerns about Concept B focused on loss of village character, increased density, traffic impacts, and overall project costs.
- Concept C (1903 Mt. Newton – **renovation/expansion**) **received low support**, largely due to concerns about cost, limited functionality, and lack of long-term value compared to a new build.
- Concept D (**Do Nothing**) **was not popular**, with recognition that delaying action would perpetuate existing facility shortcomings.

See *What We Heard Report Phase 3* on [LetsTalkCentralSaanich.ca/CivicRedevelopment](https://LetsTalkCentralSaanich.ca/CivicRedevelopment)



We are looking at the best way forward to complete the redevelopment of the Municipal Yard - at 1703 Keating Cross Road - with the optimal financial outcome for taxpayers.

The main building was built in 1973 and no longer functions efficiently as operations have long outgrown the building. In addition, the building has seismic and accessibility deficiencies and does not meet post-disaster standards.

## KEY POINTS

- Past useful life
- The site is larger than is needed
- The zoning is 'industrial', currently in high demand and of high value.

## PROPOSED PLAN

- Offset significant portion of project costs by selling unneeded portion of property. The land is highly valued.
- Likely to rezone as 'light industrial' (I-1 instead of the current I-2 zoning)
  - it is a suitable use and there are synergies with other adjacent lands, including the Butler pit, which are seeking a light industrial zoning, as well.