



Civic Redevelopment Engagement

What We Heard

July-October 2024





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Executive Summary

Introduction

The District has been engaging with the community on the Civic Redevelopment Project since October 2023. The most recent phase of engagement from July to October 2024 was focused on raising awareness about progress on the project related to moving municipal facilities to Hovey Road and the future redevelopment of the current municipal hall site at 1903 Mt Newton Cross Rd. The purpose of this engagement was to educate residents about the need for redevelopment and potential benefits, while gathering feedback on the project.

Engagement Overview

A comprehensive set of communications materials was developed and shared broadly with the community. Two overarching questions were consistently asked of residents who engaged with staff focused on determining their priorities for the redevelopment of 1903 Mt Newton Cross Rd and the development of Hovey Road. Feedback was received at three open house events in July, August and September 2024, and through an electronic survey for local businesses, a community pulse telephone survey and correspondence and feedback forms.

Who We Heard From

Engagement to date has reached 7,000 households and 800 local businesses with 876 individuals providing their feedback and ideas about the Civic Redevelopment Project. A wide variety of residents received project information. The vast majority of residents that engaged with the Civic Redevelopment Project outreach were in the 46-64 and 65+ age groups. At this early stage of project engagement, there has been a good response, but there is ample opportunity to continue to increase awareness and engage with a broader audience in the District.

What We Heard

The overarching response to engagement demonstrates that residents are aware of the Civic Redevelopment project and understand the rationale for the decisions that have been made to date. Most residents felt their knowledge of the project was somewhat informed but welcomed the opportunity to learn the latest information and ask questions. Those who chose to engage with the process, particularly at open house events, were somewhat polarized at the beginning of the process, with generally the most enthusiastic or most concerned residents sharing their feedback.

Residents are looking at the Civic Redevelopment project as an overarching project related to all of the work that the District is doing on civic renewal. At times, feedback was not focused directly on the future development of Hovey Road or 1903 Mt Newton Cross Road, but about resident priorities for the



community as a whole. The feedback received showed a strong alignment with existing plans. Specifically, the vision that has been set out in the Official Community Plan, the Recreation Needs Assessment, the Childcare Plan, Saanichton Village Design Plan and the desires of the community reflected in the Community Satisfaction Survey is aligned with the feedback received through this engagement process at this early stage.

Top Priorities

All residents that engaged over this period were asked to rank their top priorities for 1903 Mt Newton Cross Road and Hovey Road, the table below shows their top five priorities.

Mt Newton Cross Rd – Top 5 Priorities	Hovey Road – Top 5 Priorities
Housing	Recreation
Greenspace/ Plaza/Courtyard	Plaza/Courtyard, greenspace, public space
Restaurant/café and/or pub	Community space for rental
Medical/Dental	Childcare
Childcare	Small scale food services

1903 Mt Newton Cross Road – Engagement Summary

Housing was a top priority for the majority of residents, with significant interest in seniors housing and family housing being included in the housing mix. Public space that encourages community gathering was also a priority with significant interest in green space and/or a plaza/courtyard. A variety of commercial spaces with services for the community were noted as a priority and included restaurant and café, medical and childcare.

Hovey Road– Engagement Summary

There is significant interest in recreation being included in the Hovey Road development. The majority of feedback received was positive about the opportunity to include recreation at this site and there was significant interest in outdoor space for a variety of uses. There was no clear consensus on desired community spaces, but the themes of seniors services, childcare and child-friendly spaces and flexible spaces for community use emerged. Small food services like food trucks or a café are also of interest.



Project Overview

The Civic Redevelopment Project is a comprehensive plan to update aging District facilities to ensure they meet the current and future needs of Central Saanich’s growing community. The project includes plans for the District’s municipal services, including police and fire, to move to a new site on Hovey Road and reimagine the current site at 1903 Mt Newton Cross Rd in the heart of Saanichton Village. The approach will create opportunities to enhance the village, while improving services and facilities and meet current accessibility and safety standards. It will also ensure that District properties are used to their full potential to serve the community, including the potential for new recreation facilities.

Engagement Overview

The District has been engaging with the community on the Civic Redevelopment Project since October 2023 with a focus on ensuring transparent communications and providing residents with easy-to-understand information throughout the project.

The most recent phase of engagement from July to October 2024 followed the purchase of the Hovey Road lot. The purpose of this engagement was to build awareness about progress on the project, educate residents about the need for redevelopment and potential benefits, while gathering their feedback.

A comprehensive set of communications material was developed and shared broadly with the community. These included updates to the Let’s Talk and District websites, frequently asked questions, project timeline, project overview video, printed handouts and project signage and information displays. The District held three in-person open houses in July, August and September 2024 where feedback was received through conversations with ~120 residents, feedback forms and interactive presentation boards.

A project update and electronic survey for local businesses was distributed to more than 800 emails belonging to business licensees in Central Saanich.

The civic redevelopment project required a community pulse survey with results that are statistically valid (demographic representation and sample of residents). The survey reached 107 residents via phone and responses were weighted to ensure the results represented the make up of the community.

Engagement Questions

A variety of feedback was received through the various engagement methods used. Two consistent questions were posed to participants at the open house events, in the business survey and in the community pulse survey.

1. The District is redeveloping 1903 Mt Newton Cross Road (current site of the Municipal Hall, Police Station and Fire Station 2.) We've heard through the OCP and Saanichton Village Design Plan the community wants a vibrant Saanichton Village with more housing, restaurant/café space, medical/dental offices, childcare, office space, or plaza/green space. *What features would you most like to see incorporated at the site, if possible, to best serve the community?*
2. The District has acquired a 2-acre site on Hovey Road across from Centennial Park as the future site of municipal facilities. Where possible and financially feasible, the District would like to incorporate community-oriented space inside and/or outside the municipal building, such as recreation, medical office space, childcare, small-scale food service such as a café, multi-purpose rental rooms for community use, or plaza/courtyard/greenspace. *What features would you most like to see incorporated to best serve the community?*

To date, the uptake in engagement has been modest, as the community is still becoming familiar with the project. Increased interest is anticipated when the District is able to provide building concepts and information about financial models to the public in the next phase of project engagement, anticipated for early 2025.

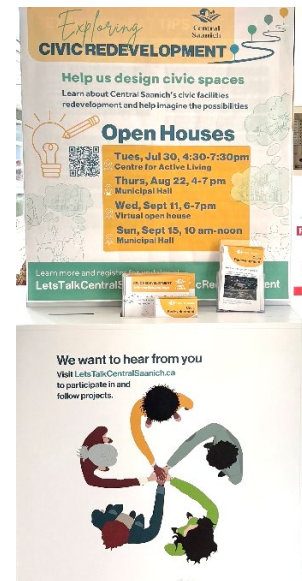


Promotion

This phase of engagement has been widely promoted to create awareness about engagement opportunities.

Promotion - Civic Redevelopment Engagement

-  6 x Social Media Posts (July-Sept)
-  Website News Item (July)
-  Press Release (July)
-  Community Focus Newsletter (September)
-  4 x Print Newspaper Ads (July-Sept)
-  Kiosks at Cultural Centre and Municipal Hall (July - Ongoing)
-  Roadside Billboard at Municipal Hall (July - Ongoing)



Engagement Opportunities

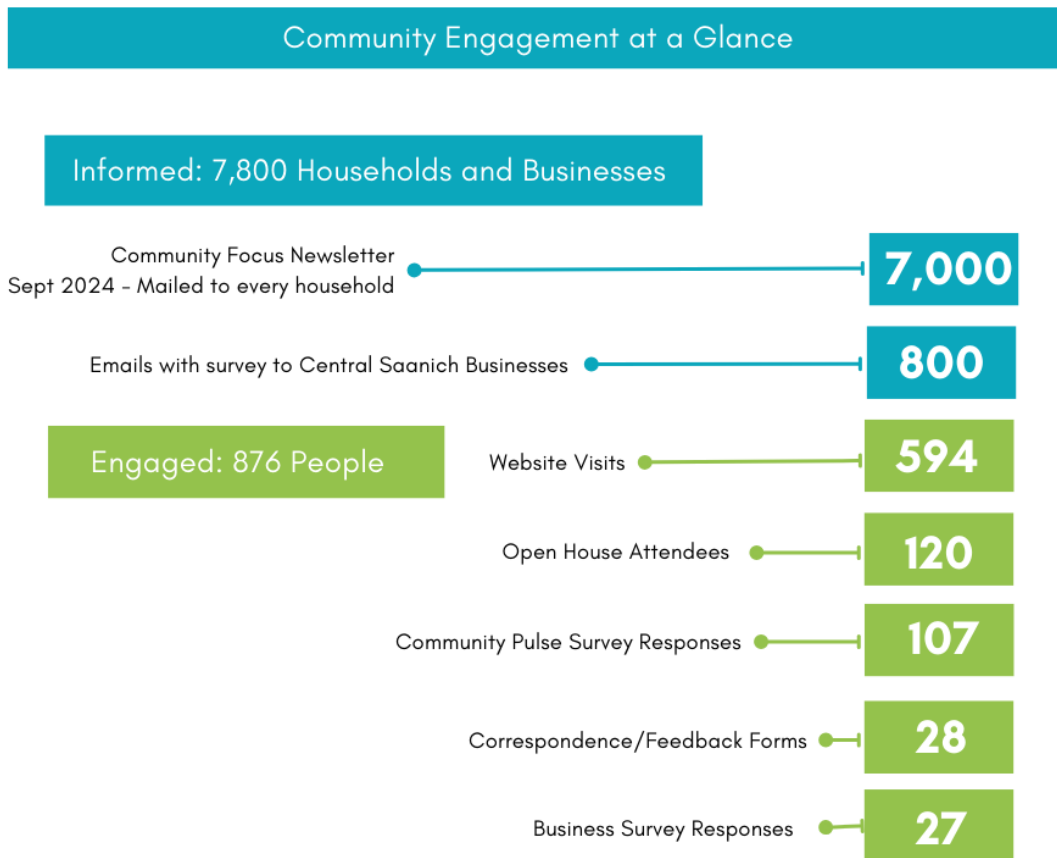
Date	Engagement Opportunity	Details
July 30, 2024 4:30-7:30 pm	Open House (in-person)	Centre for Active Living 1209 Clarke Road
August 22, 2024 4:00-7:00 pm	Open House (in-person)	Central Saanich Municipal Hall 1903 Mt Newton Cross Rd
September 11, 2024 6:00-7:00 pm	Virtual Open House	Cancelled: no registrations received
September 15, 2024	Open House (in-person)	Central Saanich Municipal Hall 1903 Mt Newton Cross Rd
Early September	Third Party Telephone survey	Calls to 100 residents
September	Business Survey	Emailed to ~800 business license holders
July - October	Information Kiosks	Cultural Centre and Municipal Hall foyers
July - October	Correspondence	Email, telephone, feedback forms



Engagement at a Glance

At this early stage of project engagement, there are still many opportunities to expand community awareness and garner feedback from more residents, with a focus on ensuring the District has meaningful engagement with a wide variety of interest holders in the community.

Engagement to date has reached 7,000 households and 800 local businesses with 876 individuals providing their feedback and ideas about the Civic Redevelopment Project.



Who we heard from

Who We Heard From

The engagement plan targeted a broad audience and has received input from a variety of interest holders who live and work throughout the District. Interest in engaging was consistent and sustained throughout the engagement period. There remains an opportunity to expand outreach to more residents in future engagement phases to ensure all voices in the community are included.



Open House Events

Approximately 120 people attended these events and half of them provided demographic information. It was noted at the first open house that majority of attendees were residents aged 65+, so staff began collecting demographic information at additional events. Of those who provided demographic information, the majority ~60% were 65+. Most of the attendees at open house events live in Saanichton or Brentwood Bay.

Local Businesses

More than 800 local business contacts received a project update and survey, 27 responses were received from a variety of business owners with operations located throughout the district, including Brentwood Bay, Saanichton, Keating and other locations. The project team shared a project update and distributed the survey with members of the Saanichton Village Association and the Brentwood Bay 5:05 Club.



Brentwood Bay 5:05 Club Meeting

Third Party Telephone Survey

The District used a third-party research firm to obtain a random sample of the population for a ‘pulse’ check in with the community on priorities for the sites prior to concept development. A telephone survey was conducted and reached 107 residents to gauge their priorities. Residents aged 46-65+ were the most represented with 70% of respondents in those age categories.

Correspondence

Letters and comments were received via the District and Let’s Talk websites as well as comment cards available at open houses and kiosks. To date, 28 pieces of correspondence have been received.

What we Heard

The overarching response to engagement demonstrated that residents are aware of the Civic Redevelopment project and understand the rationale for the decisions that have been made to date. Most residents felt their knowledge of the project was somewhat informed but welcomed the opportunity to learn the latest information and ask questions.

Those who chose to engage with the process, particularly at open house events, were somewhat polarized at the beginning of the process, with generally the most enthusiastic or most concerned



residents sharing their feedback, however this changed during the engagement period as most people were engaging to learn more and share ideas.

Awareness and understanding about the Civic Redevelopment Project increased significantly during the course of this engagement process, which was demonstrated in the tone of engagement and type of feedback being shared with staff. It’s clear that residents are looking at the Civic Redevelopment project as an overarching project related to all of the work that the District is doing on civic renewal and at times, feedback was not solely focused on the future development of Hovey Road or 1903 Mt Newton Cross Road, but about resident priorities for the community as a whole.

Top Priorities

There were clear themes that were shared through the engagement process about the community’s priorities when looking at the future of the 1903 Mt Newton Cross Road site and the Hovey Road site as well as the opportunities related to their future development. All residents that engaged over this period was asked to rank their top priorities for these two sites.

Mt Newton Cross Rd – Top 5 Priorities	Hovey Road – Top 5 Priorities
Housing	Recreation
Greenspace/ Plaza/Courtyard	Plaza/Courtyard, greenspace, public space
Restaurant/café and/or pub	Community space for rental
Medical/Dental	Childcare
Childcare	Small scale food services

1903 Mt Newton Cross Road – Engagement Summary

The community’s feedback on future plans for redevelopment of the 1903 Mt Newton Cross Rd site were in alignment with the Saanichton Village Design Plan. Housing was a top priority for the majority of residents, with significant interest in seniors housing and family housing being included in the housing mix. Public space that encourages community gathering was also a priority with significant interest in green space and/or a plaza/courtyard. A variety of commercial spaces with services for the community were noted as a priority and included restaurant and café, medical and childcare.

Maintaining the location for a redeveloped municipal building combined with other uses was also a priority for some residents, though this feedback was much more significant in the early stages of engagement and reduced significantly over the engagement period. Growth, preservation of rural



culture and the eventual design (height and density) of a future development were the themes that emerged when residents were asked about potential concerns.

Hovey Road– Engagement Summary

There is significant interest in recreation being included in the Hovey Road development. The majority of feedback received was positive about the opportunity to include recreation at this site as well as significant interest in outdoor space for a variety of uses. There was no clear consensus on desired community spaces, but the themes of seniors' services, childcare and child-friendly spaces and flexible spaces for community use emerged. Small food services like food trucks or a café are also of significant interest. The location being near the park, changes to the character of Hovey Road as well as traffic/access were the main areas of concern participants shared when asked.

Open House Events

Approximately 120 people attended the open house events in July, August and September. Attendees were provided with print materials, a feedback form and were able to speak with staff, view a series of presentation boards with project information and provide feedback. They were asked to rank their priorities regarding development of the Hovey site and redevelopment at 1903 Mt Newton Cross Rd and to share their ideas and/or concerns.

Those who chose to attend open house events were somewhat polarized at the beginning of the engagement process, with generally the most enthusiastic or most concerned residents sharing their feedback, for example residents with concerns about moving from 1903 Mt Newton Cross Road and/or expropriation attended in larger numbers at the first open house. Following events in the engagement period were attended by a broader group of residents with most people attending to learn more and share ideas.

Mt Newton Cross Rd – Ideas Shared at Open House events

When asked to share their ideas about potential uses for the 1903 Mt Newton Cross Rd site, there were some key themes that emerged. They are listed below in order of response rate.

Housing was the top priority for attendees, with some specifying the needs for specific types of homes including seniors housing, family homes, rental and homes for ownership.

Outdoor green/community space – for the use of residents as well as for community arts and culture events

Commercial spaces with a variety of services for the community from food and beverage to medical and childcare.

Municipal Hall – maintaining the location for municipal services.



Mt Newton Cross Rd – Concerns Shared at Open House events

When asked to share their concerns about potential uses for the 1903 Mt Newton Cross Rd site, there were some key themes that emerged. They are listed below in order of response rate.

Height/density – and how potential development may change the immediate neighbourhood

Growth/loss of rural character – and potential impacts on traffic, parking, and demand for community services

Hovey Rd – Ideas Shared at Open House events

When asked to share their ideas about potential uses to incorporate at the Hovey Rd site, there were some key themes that emerged. They are listed below in order of response rate.

Recreation was the top priority for attendees, with some specifying the specific types of indoor and outdoor spaces and recreation opportunities for everyone in the District from children to seniors.

Outdoor green/community space – for the use of residents as well as for community arts and culture events

Shared community spaces – a variety of ideas were shared from child-friendly spaces to a coffee shop and arts uses as well as rentable spaces for community use.

Hovey – Concerns Shared at Open House events

When asked to share their concerns about potential uses to incorporate at the Hovey Rd site, there were some key themes that emerged. They are listed below in order of response rate.

Location - potential changes to the character of Hovey Road and proximity to park space

Traffic - issues that could arise and building access for emergency services

Correspondence

Letters and feedback forms (28) were received from open house attendees, kiosks and emails from residents who wished to provide feedback. The major themes that emerged were:

Project awareness - recognition of the need for new civic facilities and the engagement process

Community/Recreation – interest in seeing amenities incorporated into the Hovey Road Development

Newton Cross Rd – ideas about redevelopment of the site

Land Use - questions and concerns about moving to Hovey vs staying at the current site



Telephone ‘Pulse’ Survey

The District used a third-party research firm to obtain a random sample of the population for a ‘pulse’ check in with the community on priorities for the sites prior to concept development. The survey reached 107 residents who listed their priorities for a redevelopment at Mt Newton Cross Road as restaurant/café, medical/dental, greenspace/public plaza, housing and childcare. For the planned municipal building development on Hovey Road, their priorities are multipurpose space for community use, recreation, green space/public plaza, childcare and small scale restaurant.

Business Survey

Feedback from the 27 business owners that responded to the survey and shared with staff anecdotally was very positive overall. There is enthusiasm for renewal in Saanichton Village with a desire to see housing, public space and commercial and retail from food services to medical/dental and childcare. Recreation and rentable community space were the highest priorities for the Hovey Road redevelopment from business participants with additional interest in outdoor space and food services.

The majority of business survey respondents (~60%) shared they felt neutral about how this project might impact their business operations, with approximately 22% unsure, 15% positive, and less than 5% negative.

Key Topics

Several topics were of particular interest to residents and garnered more detailed input throughout the engagement process.

Housing – Mt Newton Cross Road Redevelopment

Housing is a high priority for a redeveloped 1903 Mt Newton site. Residents shared a variety of ideas and desires regarding housing with seniors housing and family housing emerging as the key themes. There was also a wide range of thoughts regarding rental housing, homes for ownership, affordability and design, specifically consideration for existing neighbours.

Recreation – Hovey Road Development

There is strong support in the community for incorporating recreation into a new municipal facility on Hovey Road. Though most interest holders didn’t specify details about their desired recreation uses, 76% of telephone survey respondents and a majority of open house attendees agreed that recreation should be a project priority. Greenspace or outdoor public space is equally desired and there is significant interest in community space for rent and use by groups or individuals.

Those who shared more detail about recreation needs expressed interest in spaces and services for seniors and children. Some ideas that were identified include:

- Seniors services/programs
- Child-friendly spaces and programming



- Outdoor fitness circuit
- Basketball court and trike and scooter area
- Stage for performances/lectures
- Outdoor pool
- Youth centre
- Music studio
- Disc golf
- Game cafe
- Pottery studio

Land Use and Land Expropriation

The District's decisions to relocate the municipal hall from the existing site at 1903 Mt Newton Cross Rd and expropriate the lot on Hovey Road for redevelopment was a topic of concern for some residents. Questions and concerns about this topic were much more common in the early stages of engagement but eased off significantly as the engagement proceeded.

Alignment with District Plans

There has been significant community engagement in recent years as part of the development of the planning documents and policies that have been developed by the District. This first phase of engagement on the Civic Redevelopment Project demonstrates that the District is on the right track with the approach being taken on this long term project that will have lasting benefits for the entire community.

Specifically, the vision that has been set out in the Official Community Plan, the Recreation Needs Assessment, the Childcare Plan, Saanichton Village Design Plan and the desires of the community reflected in the Community Satisfaction survey are aligned with the feedback received through this engagement process at this early stage. There is a strong desire to see an increasingly vibrant Saanichton Village with housing, public amenities and services and increased commercial presence. There is also a desire to see some of the community's needs for recreation, community rental space, and plaza/public/green space incorporated into the Hovey development as part of a new municipal building.

Alignment with District Plans



Next Steps

Thank you to everyone for taking the time to share your experiences and insights with us! These responses will provide guidance in developing the next phases of engagement as this project progresses.

Project engagement will be ongoing with plans for draft concepts and financial models for the municipal hall redevelopment coming up in early 2025.

To stay informed, please visit letstalkcentralsaanich.ca for the latest project information.



Appendix 1 – Resident Survey

[See next page](#)

District of Central Saanich Civic Redevelopment Survey 2024

October 2024

Disclaimer

This report was provided to inform and assist the District of Central Saanich with the 2024 Civic Redevelopment Survey.

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Overview



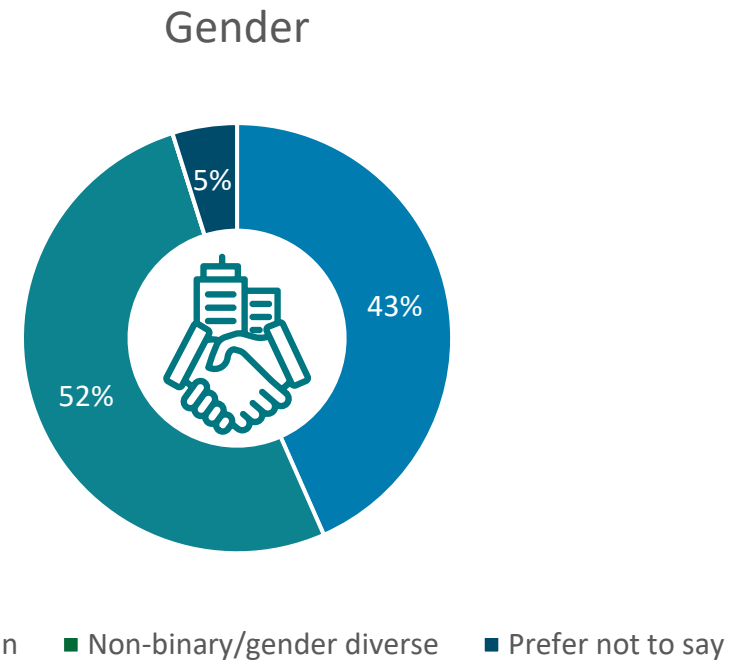
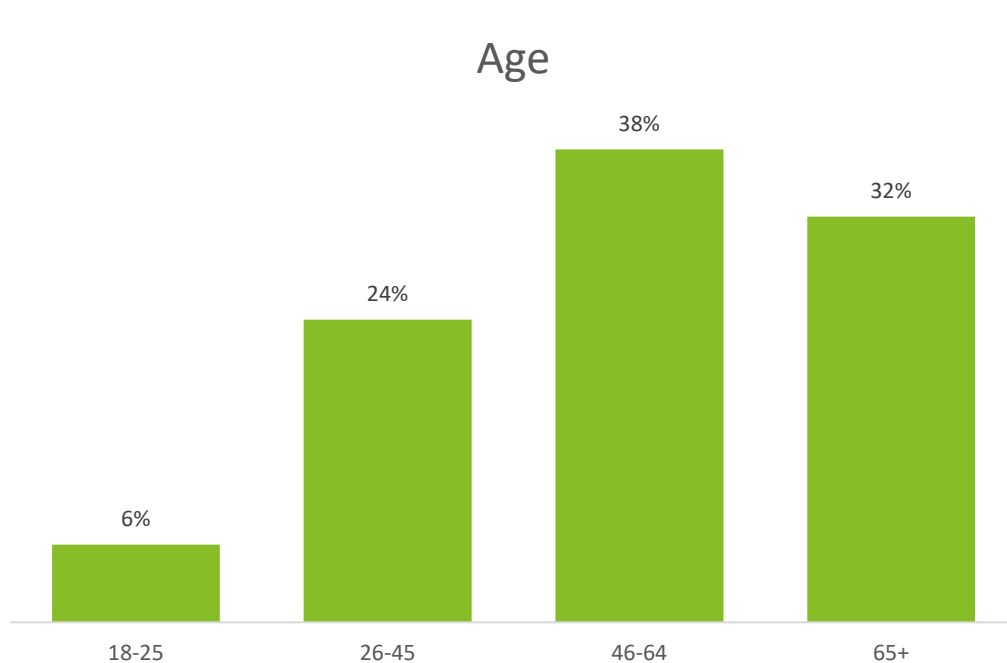
Background

- The District of Central Saanich completed a Civic Redevelopment Survey to assess residents' attitudes and perceptions towards the development of two sites within the District. Results of the survey are intended to help inform Central Saanich Council's decisions about the District's Civic Redevelopment project.
- A scientific survey was conducted with 107 District residents. The survey was conducted using random sampling methodology between September 13 until October 2, 2024, using a Qualtrics-based Computer Aided Telephone Interviewing (CATI) system.
 - Live interviewers used random digit dialing to contact residents over the age of 18 using a combination of landline and cellular numbers. The phone survey took an average of 8 minutes to complete with a response rate of 18.5%
 - An online option was also used specifically to recruit individuals between the ages of 18-25, allowing further flexibility to ensure appropriate representation of this harder-to-reach demographic.
- This scientific approach ensures that the results have a high level of accuracy (with a margin of error of +/- 9.6% at a 95% confidence level) and statistically represents the population of the District.

Demographics



Age and Gender Demographics (n=107)



- The survey results were weighted by age group and gender to the exact proportions of the population of the District, based on the 2021 Canadian Census. This step further ensures that the results are representative of the population in the District.
- The figures above show the demographic make-up of the final weighted sample.



1903 Mt Newton Cross Road Redevelopment

1903 Mt Newton Cross Road Redevelopment

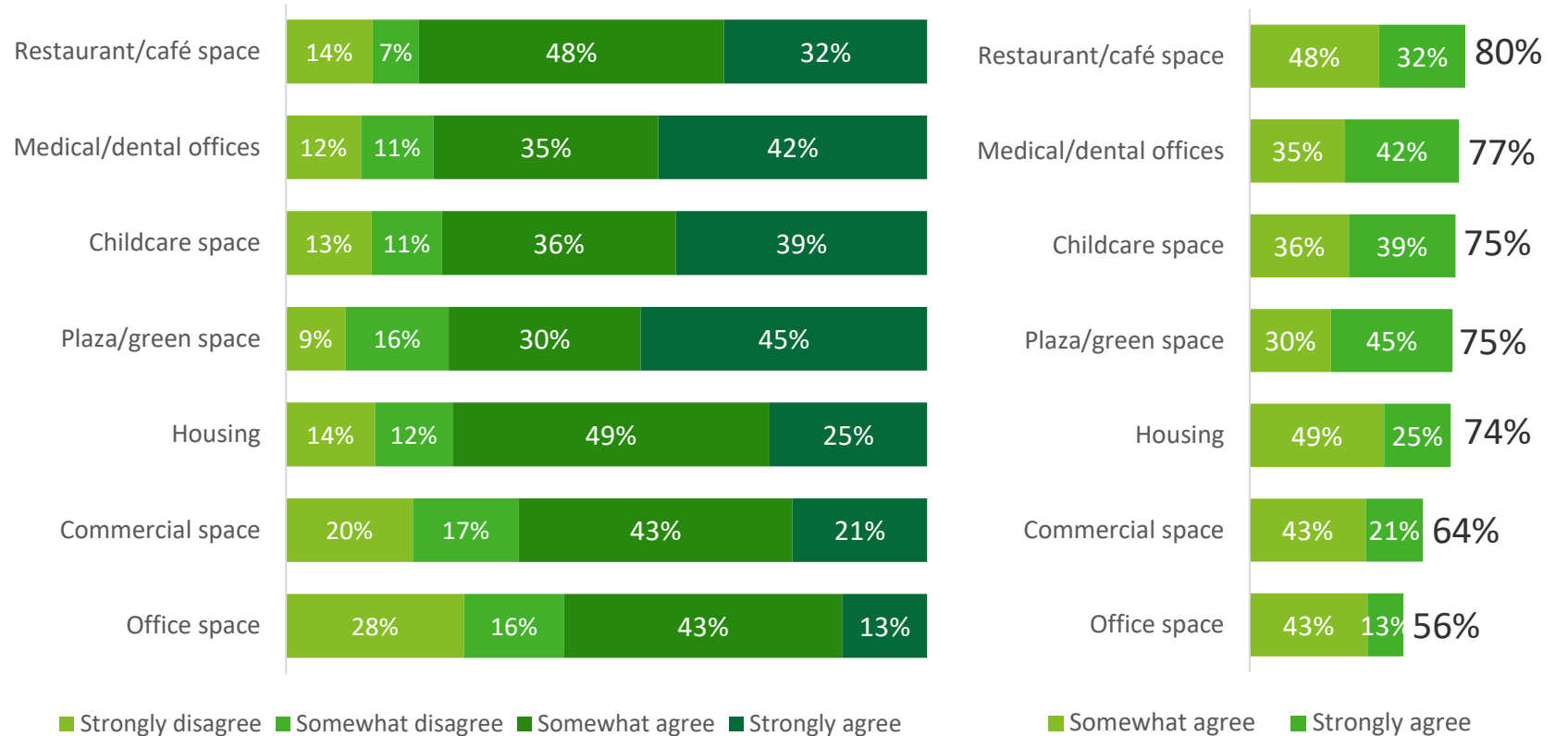
Respondents were read the following project description before answering the question to the right:

The District is considering redeveloping 1903 Mt Newton Cross Road which is the current site of the Municipal Hall, Police Station and Fire Station 2.

We've heard through the OCP and Saanichton Village Design Plan the community wants a more vibrant Saanichton Village with more housing, restaurant/café space, medical/dental offices, childcare space, office space, or plaza/green space.

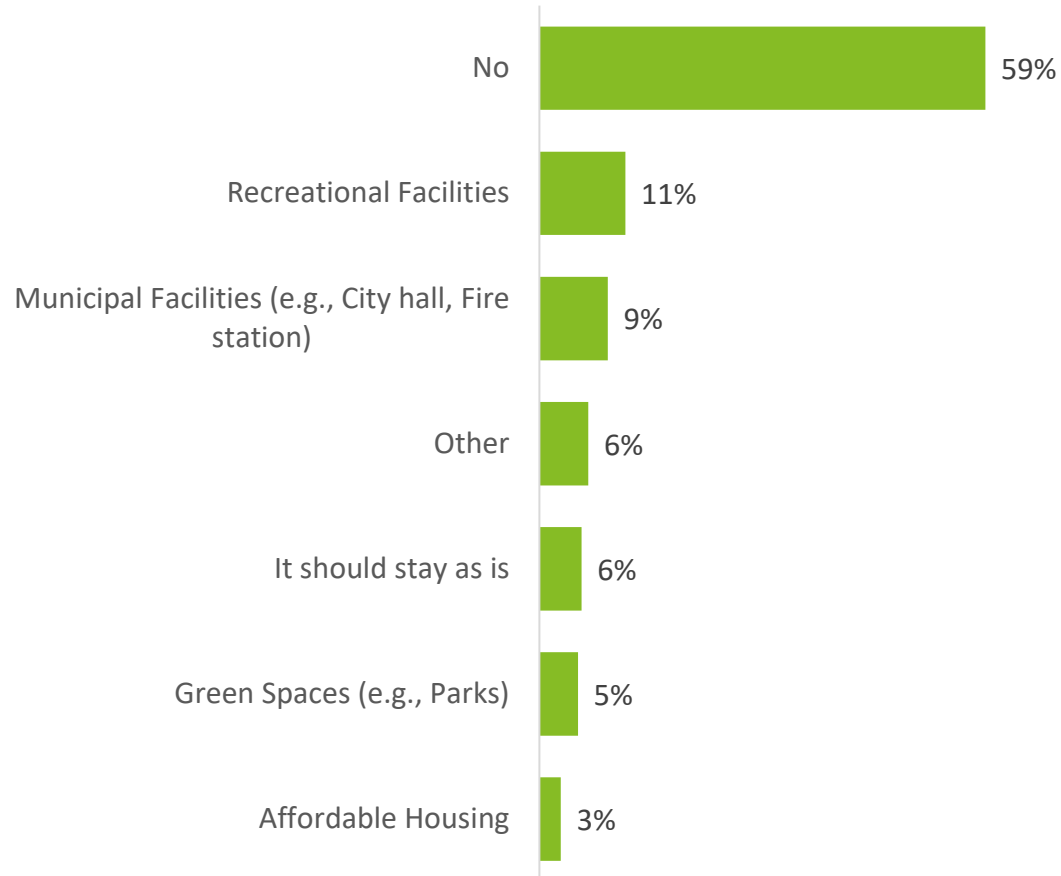
Restaurants and café spaces (80%) were deemed the most desirable to be incorporated into the new redevelopment site, followed by **medical/dental offices (77%)** and **childcare spaces (75%)**

Q: To what extent do you agree that the following features should be incorporated into the site to best serve the community? (n=106)



1903 Mt Newton Cross Road Redevelopment

Q: Is there anything else that you think the site should include? (n=107)



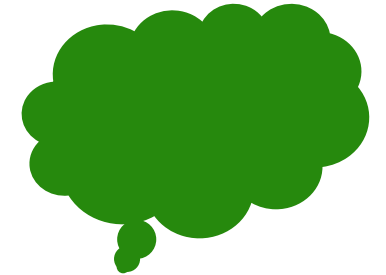
“Recreational facility of sorts”

“I think maybe a park”

“I would like to know where the police are locating, maybe a new city hall”

“More greenery.”

“It should be left as it is, rebuild police station, don’t tear it down and replace with housing, there is lots of other space in the area for housing.”



- When asked if there were other facilities the site should include, **recreational and municipal facilities** were deemed important for respondents



Hovey Road Redevelopment

Hovey Road Redevelopment

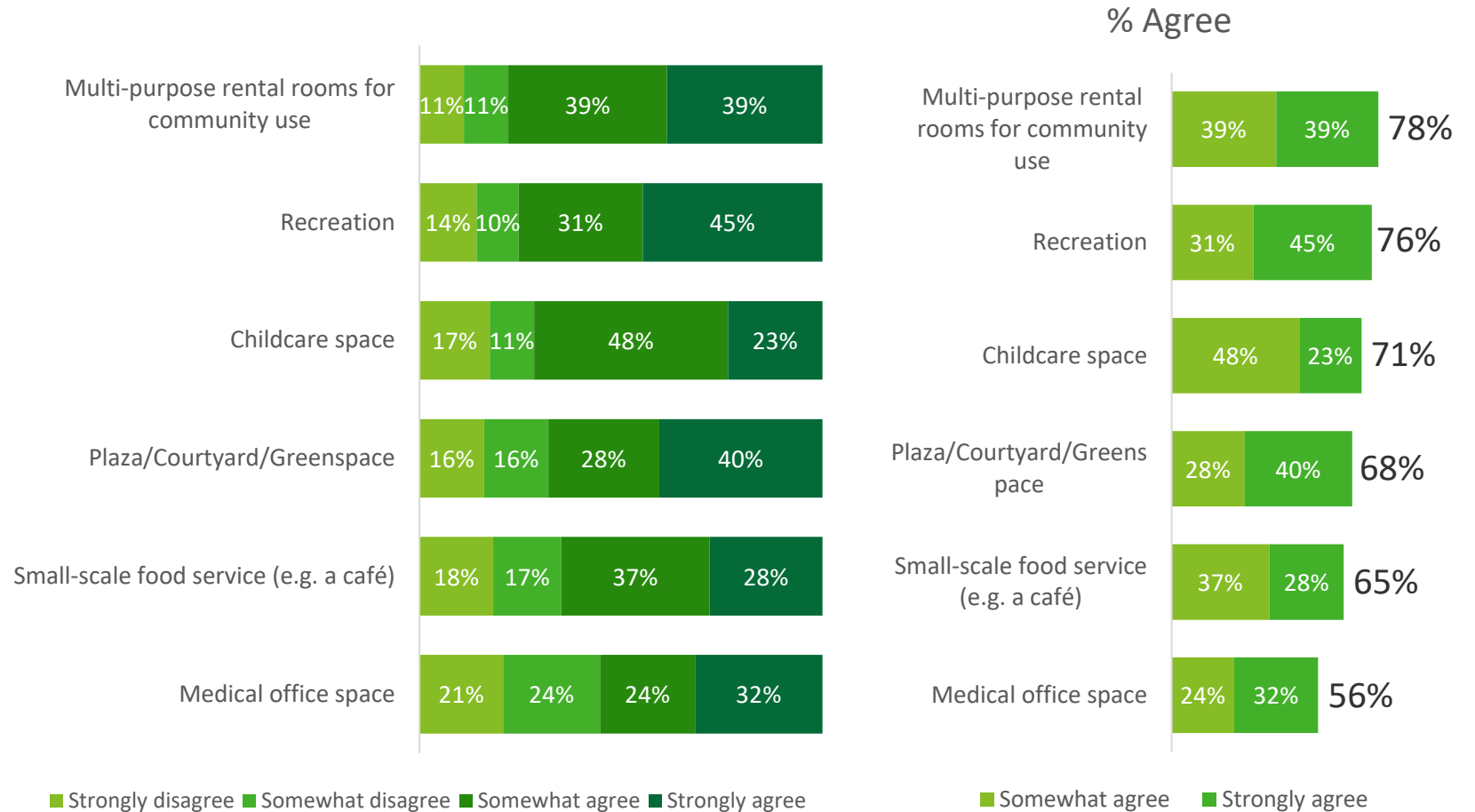
Respondents were read the following project description before answering the question to the right:

The District has acquired a 2-acre site on Hovey Road across from Centennial Park as the future site of municipal facilities.

Where possible and financially feasible, the District would like to incorporate community-oriented space inside and/or outside the municipal building, such as recreation, medical office space, childcare space, small-scale food service such as a café, multi-purpose rental rooms for community use, or plaza/courtyard/greenspace.

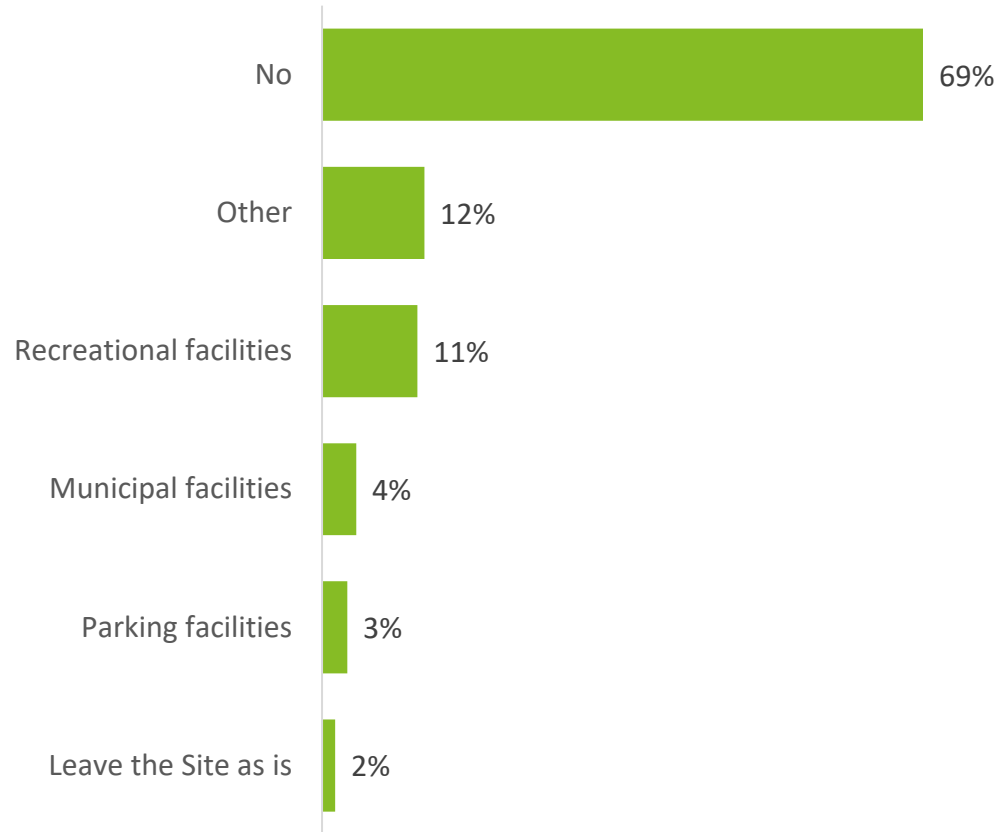
Multi-purpose rental rooms for community use (78%) and Recreational spaces (76%) were deemed the most valuable to incorporate into the Hovey Road redevelopment site.

Q: To what extent do you agree that the following features should be incorporated into the site to best serve the community? (n=107)



Hovey Road Redevelopment

Q: Is there anything else that you think the site should or should not include? (n=107)



“I would like to know where the police are locating, maybe a new city hall”

“It is time to put in a skate park.”

“Space for parking bikes, for people to walk around and sit.”

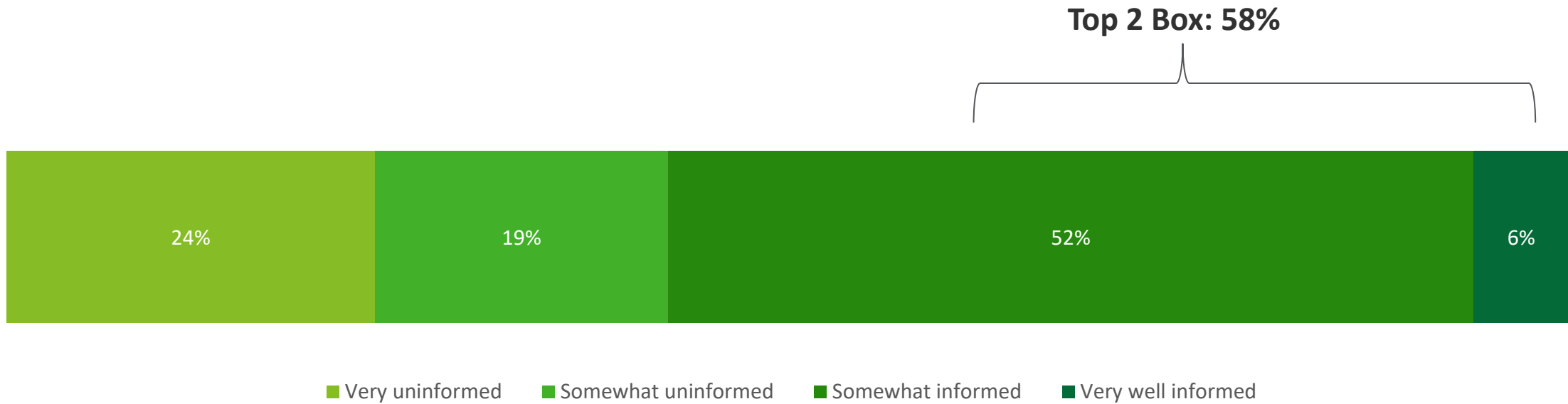
“It should be left as it is.”

“Care centers where people can go for help and assistance”

- When asked if there is anything else the site should include, many responses involved the development for **recreational facilities, municipal facilities and parking.**
- 2% of respondents felt the site is adequate and should remain as is.

Civic Redevelopment Project

Q: How well informed do you feel about the Civic Redevelopment Project so far? (n=107)



- 58% of all respondents were either somewhat or very well informed about the Civic Redevelopment Project so far.

Contact

Chris Bandak

Managing Director, Economic and Policy Advisory

cbandak@deloitte.ca

+1 (416) 607-6747

Simon Webb

Manager, Economic and Policy Advisory

swebb@deloitte.ca

+1 (613) 299-3776

Tanushri Sawant

Analyst, Economic and Policy Advisory

tasawant@deloitte.ca

+1 (437) 881 9065

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Appendix 2 – Open House Data

The following is a summary of the information that was collected at the Civic Engagement Open House Events in July, August and September 2024.

 Central Saanich		Civic Redevelopment Engagement July-October 2024 Open House Data			
	Open House #1	Open House #2	Open House #3	TOTAL	
Attendance/Response	40	40	40	120	
AGE					
Under 25	Not recorded, however staff observed the majority of attendees were 65+	3	2	5	
26-45		5	3	8	
46-65		6	11	17	
65+		18	15	33	
Total		32	31	63	
GENDER					
Woman		16	20	36	
Man	Not recorded	16	8	24	
Non-binary/Gender Diverse		0	0	0	
Prefer not to say		0	0	0	
Total				60	
NEIGHBOURHOOD					
Saanichton		23	17	40	
Brentwood		6	5	11	
Tanner/Keating		0	2	2	
Turgoose/Lochside	Not recorded	1	0	1	
Rural/ALR		1	0	1	
Staut or Wjolelp First Nation		0	0	0	
Outside Central Saanich		2	3	5	
Total				60	

PRIORITIES - MT NEWTON	Open House #1	Open House #2	Open House #3	TOTAL
Attendees were asked to choose up to 5 priorities or suggest their own and could place all 5 votes on one or more item				
Housing/Seniors Housing	15	34	20	69
Greenspace/Park like setting	10	14	40	64
Municipal Hall	27	15	0	42
Restaurant/café and/or pub	1	15	12	28
Plaza/Courtyard and/or public space	0	10	15	25
Medical/Dental	3	9	10	22
Childcare	4	7	6	17
Office	1	2	5	8
Bandshell	0	0	1	1
PRIORITIES - HOVEY	Open House #1	Open House #2	Open House #3	TOTAL
Attendees were asked to select up to 5 priorities or suggest their own and could place all 5 votes on one or more item				
Plaza/Courtyard, greenspace, public space	9	8	29	46
Recreation	2	16	21	39
Seniors Services	9	10	10	29
Don't build here	19	0	0	19
Small food services	4	6	8	18
Multipurpose rooms for cooling centres etc	0	8	8	16
Medical Office	1	4	9	14
Childcare	0	6	8	14
Library Kiosk	1	5	7	13
Community space for rental	1	0	9	10
Use as farmland	0	7	0	7
Lobby space for seating/art etc	0	2	4	6



IDEAS - MT NEWTON	Open House #1	Open House #2	Open House #3	TOTAL
Attendees were asked to write/share their ideas for 1903 Mt Newton Cross Rd on presentation boards				
Municipal Hall	6	5	1	12
Green Space	1	2	7	10
Apartments/Housing	2	2	4	8
Shops/Cafe/Resto/Bakery/Pub	0	0	6	6
Seniors Housing	3	2	1	6
Walk in Health Clinic/Center	0	0	5	5
Underground Parking	0	0	4	4
Low height/density	1	0	2	3
Family Housing	2	0	1	3
Community Center/Youth Center	0	2	1	3
Commercial Space	0	1	2	3
Art Space	0	0	3	3
Recreation	1	0	1	2
Park&Ride free passes for teens	0	0	2	2
Accessible path to highway	0	0	2	2
Lease Instead of Sell	0	1	0	1
Childcare	0	0	1	1
BandShell	0	0	1	1
IDEAS - HOVEY	Open House #1	Open House #2	Open House #3	TOTAL
Attendees were asked to write/share their ideas for Hovey Rd on presentation boards				
Apartments/Housing	5	0	3	8
Keep as-is	3	4	0	7
Green Space	0	2	5	7
Seniors Housing	3	1	1	5
Community Space	0	4	1	5
Cafe/pub	0	0	5	5
Recreation	0	2	2	4

Kid-friendly spaces	0	0	3	3
Youth Centre	0	0	3	3
Music studio	0	0	2	2
Small dog run	0	0	2	2
Plant Trees	0	1	0	1
Adequate fire/police space	0	1	0	1
Park and ride	0	0	1	1
Disc golf	0	0	1	1
Childcare	0	0	1	1
Library Kiosk	0	0	1	1
Game cafe	0	0	1	1
Pottery studio	0	0	1	1
Roundabouts on Hovey	0	0	1	1
CONCERNS - MT NEWTON	Open House #1	Open House #2	Open House #3	TOTAL
Attendees were asked to write/share any concerns about 1903 Mt Newton Cross Rd on presentation boards				
Height/Density/Pressure on Community Services	1	4	12	17
Rural Culture loss/population growth	0	0	9	9
Expropriation/move of MH	4	2	0	6
Safety of EV Chargers	0	0	3	3
Commercial Activity/Corporate Stores	1	0	1	2
Impact on Centennial Park	2	0	0	2
Selling Municipal Land	1	1	0	2
Loss of Green Space	0	2	0	2
Safety	1	0	0	1
Selling Instead of leasing	0	1	0	1
Noise/Distruprtion during construction	0	1	0	1
CONCERNS - Hovey	Open House #1	Open House #2	Open House #3	TOTAL
Attendees were asked to write/share any concerns about Hovey Road on presentation boards				



Location close to park/Hovey Rd	3	5	0	8
Traffic	0	0	8	8
Expropriation/move of MH	5	0	0	5
No concerns	0	3	1	4
Rural Culture loss/population growth	0	0	4	4
Project costs	2	1	0	3
Design of building	0	0	1	1
Not needed	1	0	0	1

Appendix 3 – Business Survey

Business Survey Summary

Summary of feedback received in 27 surveys from business owners in Central Saanich.

Hovey Road Priorities	Mt Newton Cross Rd Priorities
Recreation (10)	Housing/Seniors Housing (12)
Community space for rental (9)	Greenspace/ Plaza/Courtyard (7)
Plaza/Courtyard, greenspace, public space (5)	Restaurant/café and/or pub (7)
Small food services (5)	Medical/Dental (6)
Childcare (3)	Childcare (6)
Medical Office (2)	Retail (4)
Farmers Market (1)	Parking (2)
Stage for arts/lectures (1)	Keep it as-is (1)
Parking (1)	
Don't build here (1)	