



Central  
Saanich

# Civic Redevelopment

Oct 6, 2025



# Agenda

- **Community-wide survey**
- **What We Heard**
- **Correspondence**
- **Recreation update**
- **Recommendation**
- **Next Steps**
- **Questions & Discussion**

# Community-wide survey



**Presentation from Deloitte representatives**

**Simon Webb, Manager**

# PARTICIPATION

PHASE 3: JUNE TO SEPT 2025



265 AT  
OPEN HOUSES



95 AT  
POP UPS



192 QUESTIONNAIRES  
(DCS SURVEY)

845 SURVEY  
(DELOITTE)



## VISITS & VIEWS



12 POSTS  
5,149 VIEWS



16 POSTS 11,792  
VIEWS



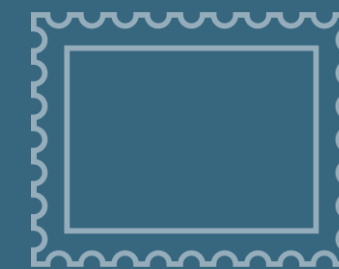
1.554  
LET'S TALK



5 ADS  
PNR & TC



564  
YOUTUBE



8,608  
POSTCARDS

# What We Heard



Differences of opinion: site & 1903

redevelopment

Concern and opposition to Village growth

Consider traffic management and building profiles

Fiscal responsibility, transparency and community engagement critical

Strong support for new facilities & new build design

Desire for recreation, community spaces, Small businesses and amenities

Maintain Village character, green spaces and rural identity

Hovey most favored



# What We Heard

Concept	Support Level	Key Likes	Key Concerns
<b>A - Hovey (New Build)</b>	Highest	Recreation, vibrancy, design	Expropriation, location, Saanichton Village impact (density)
<b>B - Mt Newton (New Build)</b>	Moderate	Central location, design, housing	Density, loss of character, cost
<b>C - Mt Newton (Renovation/expansion)</b>	Low	Same location, small building	Cost, lack of amenities, design
<b>D - Do Nothing</b>	Low	N/A	Not favored by most respondents

# What We Heard

Questionnaire  
(197 responses)



## Concept A



View of Entrance from Hovey Rd

### Respondents like the following:

- Land use & building design
- Recreation & amenities in Saanichton
- Financial and logistical advantages

### Key concerns:

- Land expropriation
- Traffic/emergency vehicles next to park
- Development of Saanichton

# What We Heard

Questionnaire  
(197 responses)



## Concept B



View of Firehall from Mt Newton Cross Road

### Respondents like the following:

- Economic development and vibrancy
- Central location/existing site
- Nice design, pedestrian friendly and environmentally responsible

### Key concerns:

- Village density
- Lack of recreation space and amenities
- Financial responsibility of the option/selling public land

# What We Heard

Questionnaire  
(197 responses)

## Concept C



### Respondents like the following:

- Municipal services in Village
- No development/small build
- Improvement over the old building

### Key concerns:

- Project cost and return on investment
- One-story design, look and land use
- Lack of amenities, housing or mixed-use development

# What We Heard

Deloitte survey  
(845 responses)



## Concept D

Support for Concept D is low with only 22% of respondents indicating strong support.

A majority (53%) are opposed.

# Correspondence

**Summary of correspondence to Council to date**

# Recreation Update

**Oct 2, 2025, Peninsula Recreation Commission (PRC) Meeting:**  
PRC agreed in principle to a partnership for a 10,000 sq ft dry space recreation facility at the Hovey Road location

**PRC motion to add \$15M to their 2026 Financial Plan and work with DCS staff on agreement.**

## Space ideas include:

- Gym
- Pottery studio
- Fitness studio

# Recommendation: Hovey Road

- ✓ **Project Committee Evaluation** (based on OCP principles) – highest score
- ✓ **Community feedback** – highest score
- ✓ **Recreation** – partnership secured
- ✓ **Financial strategy** – strongest

# Recommendation: Hovey Road

## Project Steering Committee Technical Evaluation

### Key areas that Hovey scored higher:

- highest and best use of land with respect to market value
- range of housing opportunities
- exterior space for community use on site
- organization of the site with respect to the surrounding area to minimize negative impacts (access points to site, visual sight-lines into the sites, noise transfer etc.)
- operational site access and internal site circulation is efficient and effective for all use types (fleet vehicle, passenger vehicle, bike, pedestrian)

# Recommendation – Hovey Road

## Strategic

- Only option with recreation centre
- Most greenspace

## Policy

- Supports vision for the community (OCP Principles)
- Vibrant Saanichton Village
- Density in village centre

## Financial

- Highest and best use of land with respect to market value
- Bolsters annual tax revenue (long term benefit)

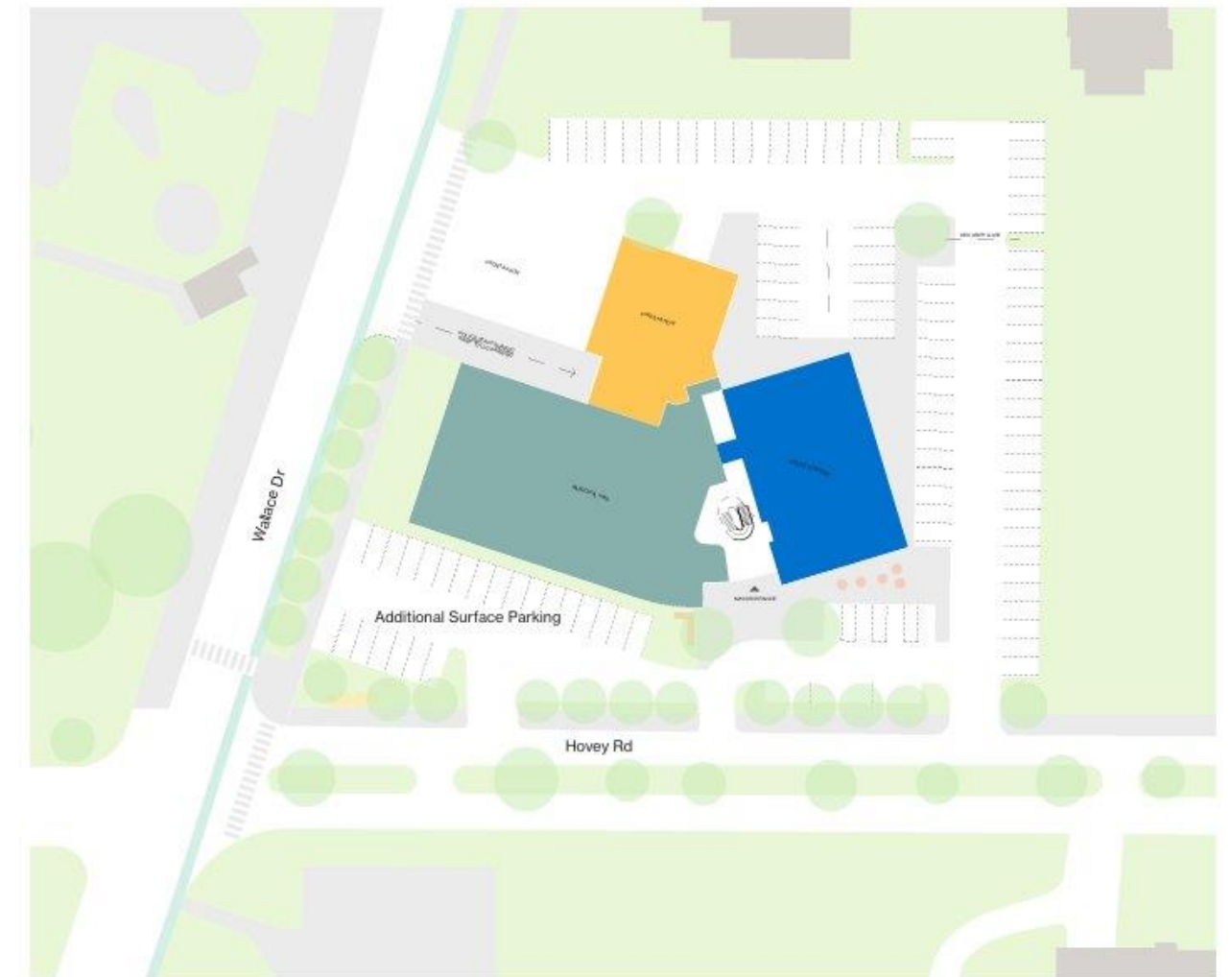
## Operational

- Site access and internal site circulation is efficient and effective

# Site Plan



- 3 Storey
- Ground floor: 1,000 m<sup>2</sup> (10,000 sq ft) dry floor recreation
- Second floor: Municipal workspace
- Third floor (set back): Council Chambers
- Community spaces feature meeting rooms available for public use and Council Chambers
- Surface parking



# Financial Comparison



(in millions \$)	Hovey	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	\$0.48	\$0.00
Projected 30-year Annual Revenue Proceeds	\$22.5	\$14.4	\$0.0

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

# Funding



No tax increase is expected, beyond the Asset Management Plan levy currently in place

(in millions \$)	Hovey Road	1903 Mt Newton New	1903 Mt Newton Reno/Exp
<b>Funding</b>			
Capital Reserves	\$12.1	\$16.6	\$13.9
Debt	\$33.5	\$33.5	\$33.5
<b>Projected 30-year Annual Revenue Proceeds</b>	<b>\$22.5</b>	<b>\$14.4</b>	<b>\$0.0</b>

# Next Steps

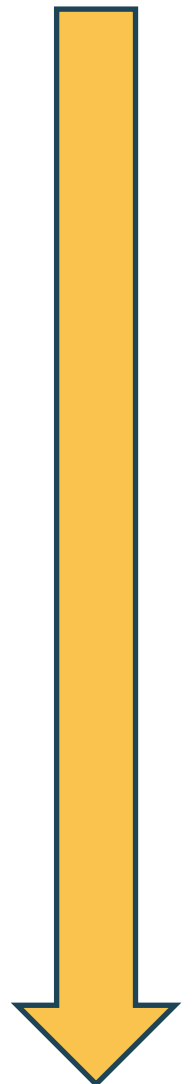
## Mount Newton rezoning

Building at Hovey Road allows the Mount Newton site to be repurposed for housing, commercial development and amenities.

## Suggested rezoning approach

- Rezoning should occur before a Request for Proposals (RFP). *This increases confidence in RFP objectives and may attract stronger developer proposals.*
- If Hovey is chosen, the District can start amendments to the OCP and zoning bylaw for Council review.
- A Public Hearing will be required.

Nov 2025



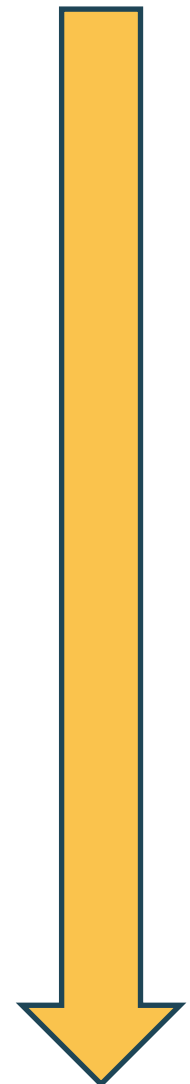
Apr 2026

# Next Steps

## RFP process

- Ensures responsiveness and flexibility
- **Set clear design guidelines** and Council requirements in the RFP (instead of negotiating amenities during rezoning).
- These guidelines will **help minimize impacts on nearby homes** by limiting height near residential areas (West & South) and increased setbacks and screening.
- This approach **addresses concerns about density and traffic** and can include options like the Shoreline Medical proposal.
- Developers can **submit various options for Council** evaluation, as long as they follow these guidelines/design principles.

Apr 2026



Aug 2026

# Next Steps

## Peninsula Recreation Facility

- Advance the Central Saanich recreation facility through a coordinated approach for design, funding and governance with CRD.
- Staff to discuss an ownership model with CRD enabling capital borrowing and define roles for all construction stages.
- Following completion, the **draft agreements will be brought back to Council** for approval.

# Next Steps

## Construction Design

The project will be implemented in phases, allowing the District “off-ramps” at each stage, since each phase requires Council approval.

- Q1 2026 (est completion) - Pending Council approval, HCMA will complete the **Schematic Design phase** at a fixed fee of \$271,000. *A class C cost estimate will be provided for this design phase.*
- Q3 2026 (est completion) - After Schematic Design phase, HCMA will move to **Development & Construction phases** (with Council approval).

# Questions & Discussion

