

Peninsula Recreation: Proposed Recreation Facility in Central Saanich

What are we here for?

Request for Council Consent for Loan Authorization

The Capital Regional District is seeking municipal consent for Bylaw No. 4761. The purpose of the bylaw is to authorize the borrowing of up to \$14,200,000 for construction of a recreation facility in the District of Central Saanich.

Historically, elector approval for loan authorizations for the Peninsula Recreation Commission has been achieved through the consent of municipal councils on behalf of electors.

In the sub-regional model of the Peninsula Recreation Commission, all 3 municipal councils must consent to the loan authorization bylaw to move the process forward to the Provincial Inspector of Municipalities.



How did we get here?

2022 to 2026 Panorama Strategic Plan

- Identified need = residents in the southern peninsula face geographic accessibility barriers.
- Strategy A3: “Explore cost effective opportunities to meet indoor community space needs and identified gaps in Central Saanich. Undertaking this action may require further feasibility analysis and/or partnership discussions.”

2025 Sub-regional Facility Needs Assessment

- Identified barrier = participants noted travel-related barriers to accessing facilities, especially for residents in the southern peninsula and/or those over the age of 65

Recommendations:

- Explore a future location near Brentwood Bay in Central Saanich to help address geographic barriers.
- A future recreation centre or additional facilities should prioritize a weight room/fitness studio, gymnasium, multipurpose rooms and social spaces.



Distribution of Recreation Facilities on the Peninsula



Indicates current and proposed distribution of recreation facilities on the peninsula revealing current gap of specialized facilities (purpose built) on the southern end of the peninsula.

Map Legend

PRC facilities with specialized spaces (i.e. weight room, pottery, pool, arena, gymnasium)

PRC Program delivery sites (multi-purpose spaces only)

Proposed community recreation facility with specialized spaces (weight room, pottery)

Proposed new facility in Central Saanich

In partnership with the District of Central Saanich's municipal hall complex project at Hovey Road and Wallace Drive (across from Centennial Park)

Proposed first floor, 10,000 sq. ft community recreation facility, encompassing:

- Weight room
- Fitness/dance studio
- Pottery/ceramics studio
- Multi-purpose space (programs, meeting space, community gathering space)
- Admin and Service spaces - washrooms, changerooms, offices, reception counter



Service Impacts of a new recreation facility in Central Saanich

A new facility in Central Saanich will:

- Improve travel time and accessibility for residents in Brentwood, Keating and other neighbourhoods south of the current Panorama Centre
- Address demand (i.e. waitlists) for group fitness classes, pottery studio access and classes, weight room facility access
- Spread usage of weight room across the peninsula thus relieving current high demand, congested times in the Panorama Centre weight room.
- Supports a recreation community “hub” in the Centennial Park area as PRC currently operates a new covered multi-sport complex and the fieldhouse/picnic shelters



Requisition and Tax Impacts

Loan Request Data	Amounts
Principal	\$14,200,000
Total Annual Debt Servicing Cost	\$1,360,000
Amortization Period	15 years



Municipality	2026 Current Requisition impact per year per average household	Increase Requisition impact per year per average household due to additional debt servicing	Total requisition impact per year per average household
Central Saanich	\$335.92	\$61.66	\$397.58
North Saanich	\$373.31	\$73.19	\$446.50
Sidney	\$257.66	\$47.36	\$305.02

Note: Municipal tax impacts based on 2025 average property assessment values

Project Milestones and Timelines

Milestone	2026							2027			2028	2029	
	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.		Jan.
Development Design Phase	█	█	█										
Complete Construction Lease Agreements	█	█	█	█	█								
Complete Sub-Regional Council Consent Process	█	█											
Provincial Review of Loan Application			█	█	█								
Complete Loan Authorization Process					█	█							
Construction Design Phase					█	█	█	█	█	█			
Construction of Facility										█	█	█	█
Construction Completion and Facility Opening													█

Thank you