



Central Saanich

Learn about new municipal facilities!



Will this increase my property taxes?

There is no anticipated additional increases to property taxes as a result of this project.

How does this impact the District budget?

The project will be paid for through reserves (savings), land sales and debt. Building at Hovey required the least amount of reserves. Debt was planned to be \$33.5M for all of the concepts.

How is the District managing the risk of cost overruns?

The District has used conservative estimates on land sales and built in a 30% contingency. A new build at Hovey Rd was determined the lowest risk of cost overrun.

What is included?

Municipal Hall, Police Station, Fire Station 2 (a satellite station) and a **recreation** facility operated by Peninsula Recreation Commission.

Why now?

The project has been known for many years and costs will continue to escalate. Current building issues include:

- Safety - does not meet current code, including fire standards
- Seismic - does not meet earthquake or post-disaster standards
- Accessibility - no ramps or elevators and other challenges
- Size - long ago outgrew operations
- Energy Efficiency - Poor insulation, windows, heating and cooling.
- Building Age - consistently requires increasingly larger repairs.

A condition assessment can be found online at LetsTalkCentralSaanich.ca/CivicRedevelopment.

Fall 2026: Anticipated groundbreaking on new facilities

Winter 2028: Anticipated completion of new facilities

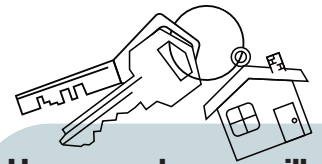


About 1903 Mt Newton Cross Road

The 4-acre site on the corner of Mt. Newton Cross Road and Wallace Drive, the current site of the municipal building, will be reimagined with a mix of commercial spaces, housing and community amenities.

The site is of high land value and will not only help offset the cost of the project, but will make better use of land in the heart of Saanichton.

The priorities for the site were informed by previous large-scale community engagement, such as the Official Community Plan. Residents were asked to prioritize existing ideas from the OCP engagement and also propose new ones. Residents' priorities for the site include **housing with a focus on families and seniors, greenspaces, a plaza, eateries and small-scale commercial, medical/dental and childcare. The community emphasized the importance of people-oriented spaces.**



How many homes will be included?

The site is expected to be able to include approximately 400 homes if buildings are a mix of 4-6 storeys. Ideally, a minimum of 10% defined as affordable housing.

Learn more about our housing targets and infrastructure plans at CSaanich.ca/Housing

Site design vision

- A mixed-use development that contributes to the vibrancy of the Saanichton Village and surrounding area
- A mix of 4-6 storey building heights to balance/create steps from neighbouring properties
- Minimize potential impacts on neighbouring properties
- Maximize community amenities, including public outdoor space
- Increase housing supply in a village centre
- Create a high-quality pedestrian environment

What will happen next with Mt Newton?

- Winter 2025** The District will initiate an Official Community Plan amendment and rezoning to ensure best market value (the land is currently zoned Institutional).
- Spring 2026** The District will issue a call for proposals for development of the land. Council will select a developer through a public procurement process.
- Summer 2026** Proposals will be evaluated based on alignment with the OCP, Saanichton Village Design Plan, Site Design Principles and overall delivery of value and good design for the benefit of the community. The developer would present concepts to the community before a sale is finalized.

