

WELCOME

Purpose

The District is seeking public support to borrow a maximum of \$150M to redevelop the Saanich Operations Centre. This session is to provide residents with an overview of the project and what is involved through the Alternate Approval Process (the AAP).

Please chat with the **District of Saanich** and consulting staff if you have any questions. You can check out saanich.ca/socplan or write us at engineering@saanich.ca

Event Info

**Saanich Operations
Centre at 1040 Mckenzie
Avenue at the Bucket
Shed (follow the signs)**

Saturday, May 24th, 2025
1:00pm - 5:00pm



Objectives and Goals

Objectives

Our three-fold vision

Service delivery

Ensure Saanich can continue to deliver services that residents rely on.



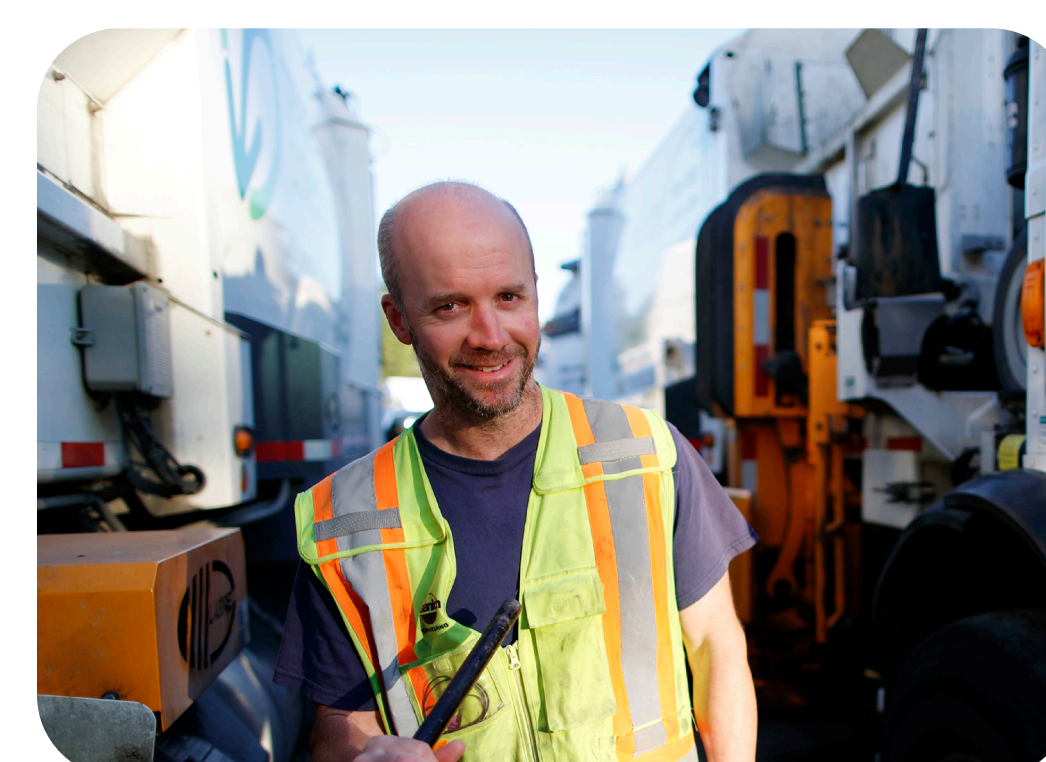
Healthy environment

Support climate change resiliency, GHG reduction targets, active transportation and environmental remediation.



Community vitality

Provide a template for investment at the Quadra – McKenzie Neighbourhood Centre advancing the public realm and strengthening the community.



Design Goals

- ▶ Improved operational efficiency and service delivery
- ▶ Improved site safety through rationalized circulation and vehicle movement
- ▶ Facilities built to last 80 years and accommodate staff capacity and changing operational needs
- ▶ High performing facilities and site design; energy use, GHG reduction targets and climate change resilience
- ▶ Supports the 'Neighbourhood Centre' through commercial lease space and maximizes connectivity (BC Transit, Lochside trail)
- ▶ Improved public access to operations related services

Our quality of life depends on:

- Clean drinking water and waste removal
- Transportation networks including roads, traffic control and pathways for pedestrians and bicycles
- Natural spaces including waterways and shorelines
- Solid waste removal

Project Considerations

- ▶ Vehicle circulation and impacts to surrounding streets
- ▶ Garden waste drop off redistributed
- ▶ Project budget and affordability
- ▶ Private sector lease and development providing potential revenue
- ▶ Public works creek restoration and green space

Did you know...

the Saanich Operations Centre (SOC) has served our community for 60 years?

We are redeveloping...

the site at 1040 McKenzie into an operations centre that the community can depend on into the future.

Parks operation centre will be moved to Lochside Drive

Partnership with a private sector developer will help offset the cost of the operations centre + build much needed housing.

Site Planning and Design Principles



Optimize the Efficient Use of Site to Build New Operations Centre, Housing and Commercial Uses



Offer a Diversity of Housing Types



Street Activation to Encourage Pedestrian and Social Interaction



Placemaking to Strengthen the Quadra McKenzie Neighbourhood Identity



Restoration of Public Works Creek Riparian Area



Alignment with District environmental sustainability targets and addresses Climate Action



Takes advantage of enhanced transportation connections and promotes walkable neighbourhoods



Building Design that considers:

- Considers the context of future land used as outlined in the Official Community Plan (OCP).
- Supports economic growth and commercial opportunities.
- Aligns with and follows the District's 'Development Permit Area Guidelines'.

Concept Plan



Disclaimer: The draft site plan represents the project team's early design thinking. The plan will evolve over time through subsequent design approval stages and buildings may shift. The proposed new zone will allow residential uses across the site.

- LEGEND**
- Operations Centre Buildings
 - Operations Centre Yard
 - Proposed Private Sector Mixed Use Residential Development
 - Streamside Protection Enhancement Area - SPEA

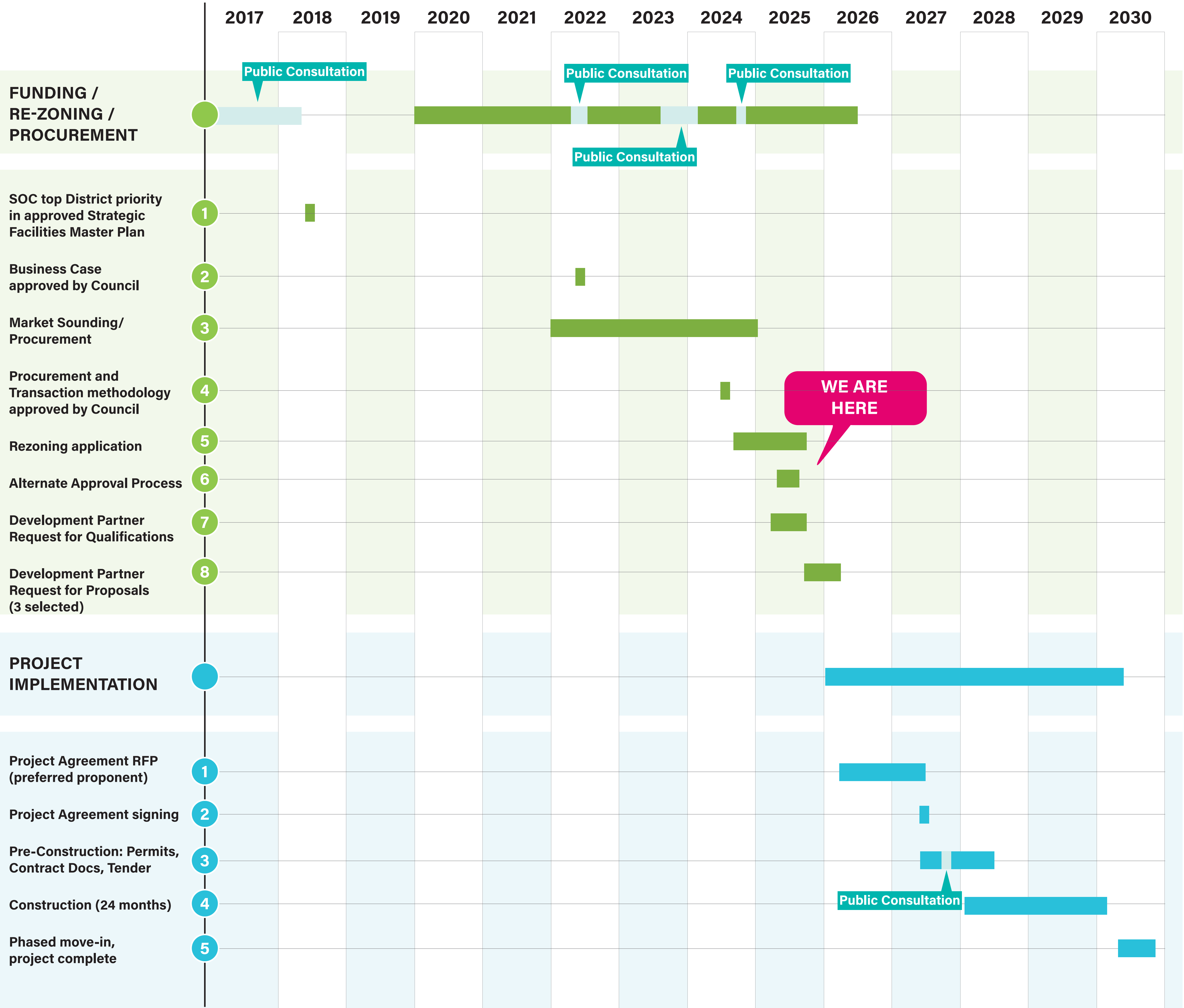
Service Delivery Concerns

- Age and condition of buildings
- Fleet deployment to District
- Storage / Stores to be more efficient
- Staff and pedestrian movement
- Public access
- Public works creek

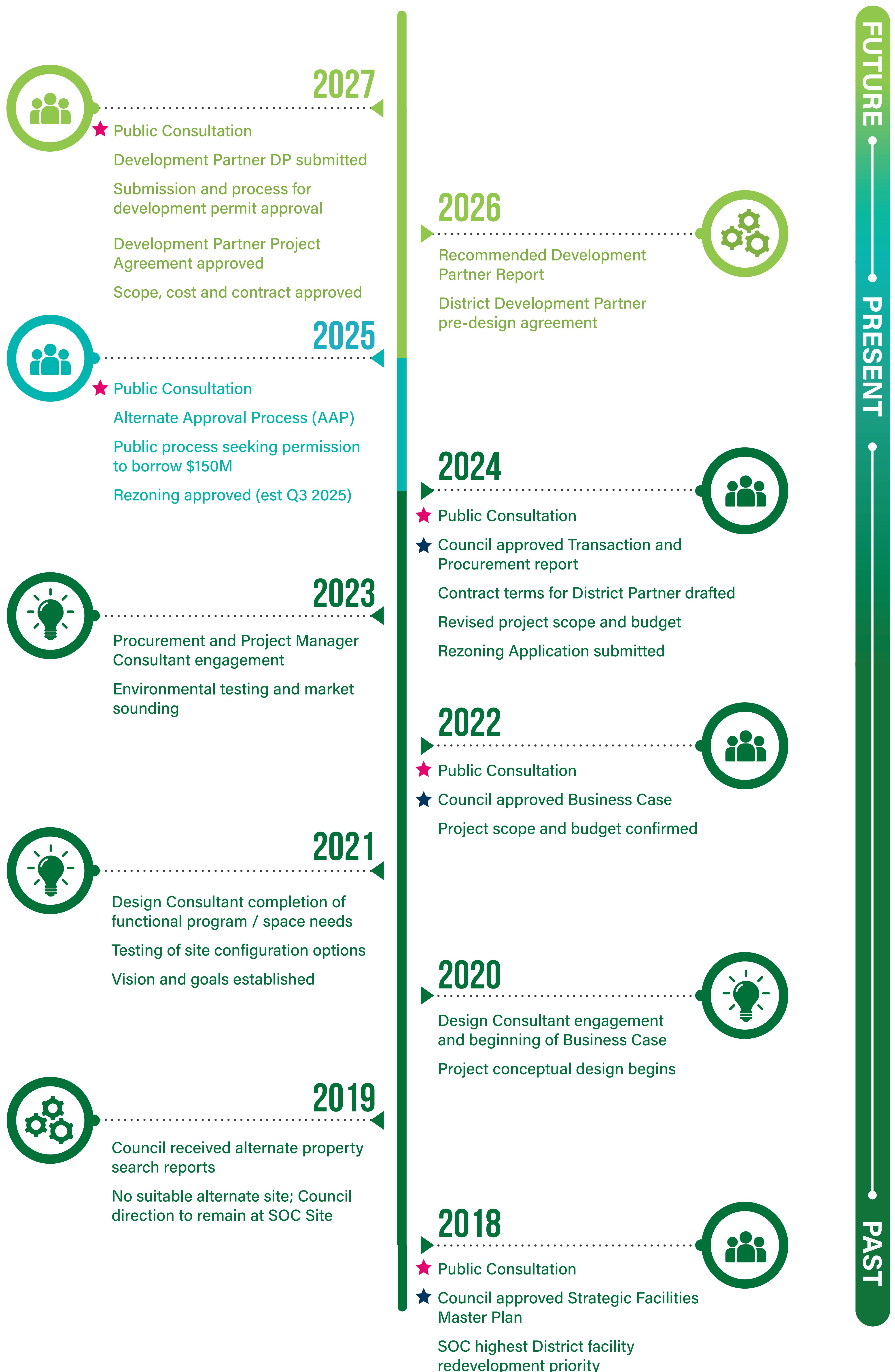
Operations and Community Improvements

- Efficient layout of circulation
- Access to and off of Quadra Street
- Industry standard workplaces
- Improved public works creek habitat
- Public access to naturalized creek areas
- Upgrades to neighbourhood underground infrastructure

Project Timeline



Project Milestones



Public Input to Date



Garden Waste Drop-Off;
concern as to future service
and location



Strong support to see
environmental restoration of
the creek



Financial capacity of the
District weighed against tax
burden of residents



Project development height
and density that is sympathetic
to neighbourhoods



Concerns about increasing
traffic volumes on McKenzie
and effects on surrounding
streets



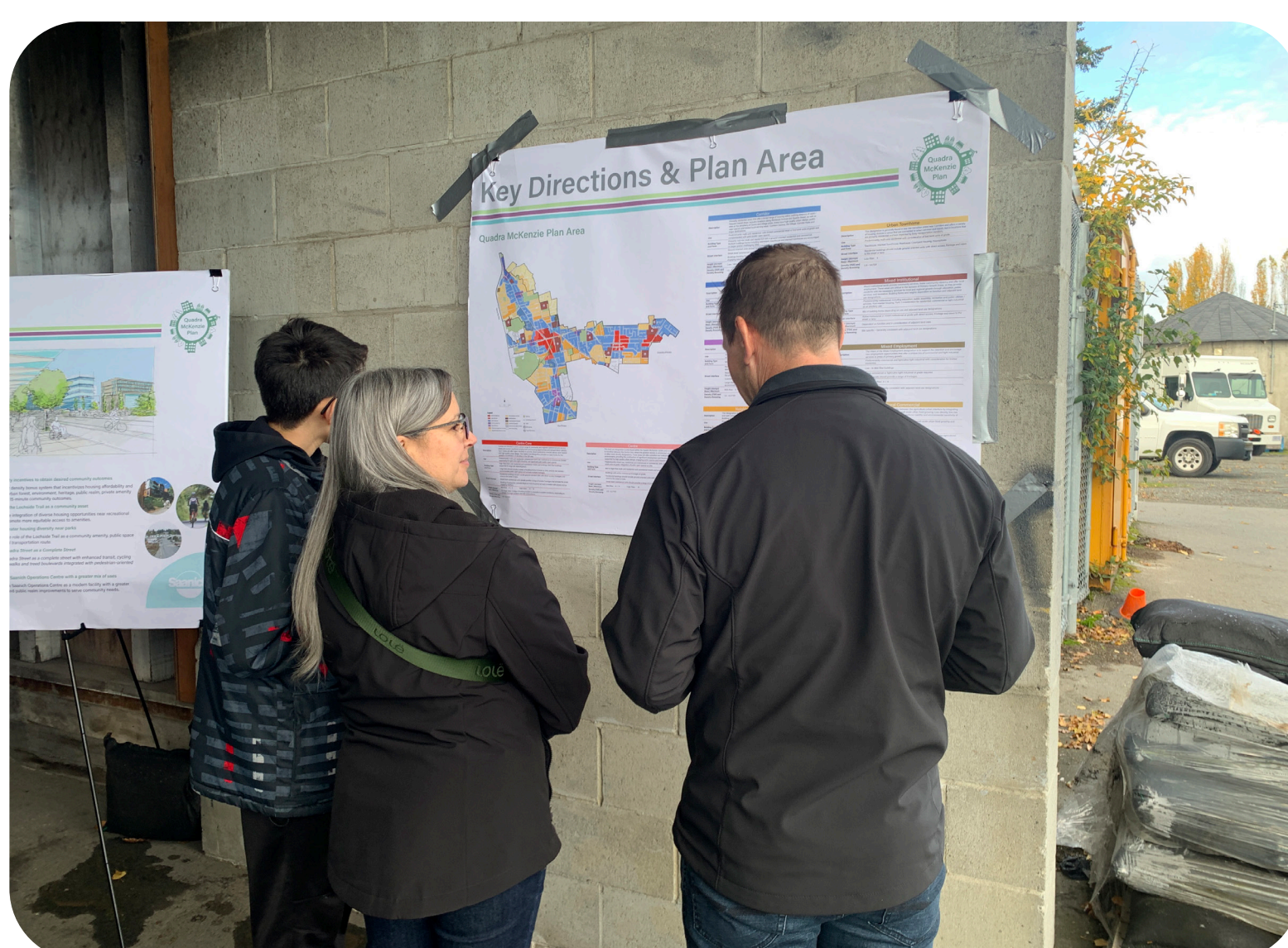
Maintaining District ownership
and stewardship of public lands



Creation of vibrant, accessible,
economically stimulating areas
on site; A new neighbourhood
centre



While housing strongly
supported, the density, tenure
and cost is great concern;
Affordable rentals strongly
preferred over condominium



Alternate Approval Process (AAP)

An AAP is a cost-effective and efficient way to gauge public support for local government initiatives. It allows the electors to have a say and **have their opposition** counted by submitting an Elector Response Form. This process ensures that significant decisions reflect the community's wishes while saving resources. Many municipalities across B.C. undertake AAP processes each year.

- This AAP, scheduled as open for voting for five weeks / 36 days, **May 21 to June 25**, is needed to confirm public assent to fund the redevelopment project through borrowing.
- The District has committed to **borrowing no more than \$150M** to fund the redeveloped Operations Centre.
- If approved, the average homeowner will see a per year 0.85% tax increase for four years and is included in the previously approved debt servicing funding strategy.

In addition, the average homeowner will experience:



A **\$3.60** per year increase for four years to their water utility bill



A **\$4.00** per year increase for four years to their sewer utility bill



A **\$1.70** per year increase for four years to their solid waste services utility bill

Elector response forms will be available on the District's website www.saanich.ca beginning on May 21, 2025.

Cost and Financial Implications

*Preliminary project budget range for the Saanich
Operations Centre redevelopment*

Total Cost:

\$155M to \$170M



**Residual Land Value from Private
Sector Development:**

\$10M to \$20M

Project Borrowing limit:

\$150M

Public approval required for borrowing