

Central Saanich Recreation Facility



Frequently Asked Questions

Capital Regional District | September 2026

What is being proposed?

The Capital Regional District (CRD) Board has advanced Bylaw No. 4782 for participating area approval to authorize long-term borrowing of up to \$9.114 million to support construction of a recreation facility in Central Saanich. The Peninsula Recreation Facility is a key capital project identified in the [2026-2030 Financial Plan](#), designed to expand indoor recreation opportunities for residents across Central Saanich, North Saanich and Sidney.

The CRD is seeking participating area approval for Bylaw No. 4782 is required through municipal consent on behalf of electors for Central Saanich, North Saanich, and Sidney. The Board further supported entering into a Memorandum of Understanding (MOU) between the Peninsula Recreation Commission (PRC) and the District of Central Saanich to clearly define roles and responsibilities related to the design, construction, and ongoing operations of the facility. Subject to successful approval, the bylaw will be referred to the Inspector of Municipalities for final approval.

What is the breakdown of costs for the overall project budget?

The project budget includes Class C and D estimates for various components of the overall project. Given the early stage of the project planning process and estimates contingency for the overall project has been set at 20%. The following chart and notes were provided to the Peninsula Recreation Commission at its June 25, 2026 meeting. The full staff report from June 25, 2026 can be found [here](#):

Cost Component	<u>Previous Design</u> (approx. 10,000 sq ft. from February 2026)	<u>Revised Scope</u> (approx. 7500 sq ft. from June 2026)
1. Base Building Cost	\$6,623,500	\$4,967,625
2. Site Development Costs	\$968,000	\$968,000

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Central Saanich Recreation Facility



Frequently Asked Questions

Capital Regional District | September 2026

3. Tenant Improvements (Class D est.)	\$2,000,000	\$1,300,000
4. Design and Legal Fees	\$960,000	\$800,000
5. Start-up Equipment Costs	\$630,000	\$560,000
6. Contingency	\$2,878,000	\$1,447,125
Total Estimated Cost	\$14,059,500	\$10,042,750

Table 2 Notes:

1. A quantity survey was not feasible within the condensed timeframe; therefore, base building costs for options 1 to 3 have been calculated at 75% of the February 2026 Class C cost estimate for a 10,000 sq. ft. facility space.
2. Site development costs were refined for the March 26, 2026, Commission meeting and are not impacted by changes to the facility size. The parties have agreed to equally share the cost to pave an adjacent parking area within Centennial Park as this will benefit existing operations (multi-sport box and picnic shelter areas).
3. Tenant improvements represent a Class D estimate, as functional requirements and specialty features of the recreation facility are being finalized. Updated costing will be provided to the Commission alongside the construction agreement and/or at the next stage of design.
4. Design and construction management costs decrease with the size of the facility; however, legal costs associated with the construction and operating agreements largely unchanged.
5. Equipment costs include standard furnishings and fitness equipment (e.g., weight room, fitness studio, tables, and chairs). Pottery studio equipment is estimated at \$120,000. Weight room equipment is estimated at \$260,000 for smaller configurations (Options 1 and 2) and \$300,000 for the larger configuration (Option 3).
6. With Class C and D estimates received for items 1,2 and 3, the contingency has been set at 20%.

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Central Saanich Recreation Facility



Frequently Asked Questions

Capital Regional District | September 2026

How are recreation services funded on the peninsula? Who has oversight of the operations and services of Panorama Recreation?

The Peninsula Recreation Commission (PRC), a partnership between the municipalities of Central Saanich, North Saanich and Sidney, provides oversight to Panorama Recreation, a sub-regional service of the Capital Regional District that delivers recreational facilities and programs to the residents of all three municipalities.

Recreation services are delivered through a shared service model on the Saanich Peninsula, with funding from all three municipalities provided proportionally based on population and property assessment values.

This includes support for shared amenities, including:

- Panorama Recreation Centre (located in North Saanich)
- Greenglade Community Centre (located in Sidney)
- Multi Sport Box (located in Central Saanich)

The PRC provides direction and decision-making authority to the budget, strategic planning, facility development and service levels of the delivery of recreation on the peninsula. The PRC is made up of three representatives from each of the three participating municipalities – the mayor, one council member and one resident.

What are the advantages of partnering with the District of Central Saanich to build this facility?

Cost efficiencies exist in partnering with the District of Central Saanich (DCS) to build this type of facility. These include:

- No land acquisition costs – PRC would likely have to purchase land to develop a facility elsewhere on the southern end of the Saanich Peninsula.
- No utility servicing start-up costs as DCS is paying for these costs.
- Shared costs of major mechanical and air-handling systems. For a building of this type, these costs to PRC decrease when compared with constructing and operating a stand-alone facility.

For more information visit crd.ca/recfacility

Central Saanich Recreation Facility



Frequently Asked Questions

Capital Regional District | September 2026

- Shared costs of the exterior building envelope, parking and landscaping surfaces, etc.
- Exposure to potential new recreation participants such as those attending civic engagement opportunities or community meetings at DCS Municipal Hall and/or those attending activities and events at Centennial Park. Marketing and promotions will encourage participation in opportunities at the new centre.

What are the challenges that exist in partnering with DCS to build this facility?

- Shared buildings/spaces have some inherent challenges that can be addressed through the establishment of clear construction and lease/operating agreements that define the roles and responsibilities of each party in service delivery and building operations and maintenance.
- Shared parking and traffic flow may be concerns during days/times where both organizations have activities, events, meetings, etc.; however, overflow parking will be available through the ample parking opportunities at Centennial Park.

How will this impact the current facilities? What is the demonstrated need for this type of facility?

- The addition of a new facility in Central Saanich should redistribute usage in high demand program areas such as the weight room, group fitness classes and pottery studio classes.
- Panorama Recreation Centre currently experiences very high demand in the weight room where it can be difficult to access equipment without having to wait. We have received feedback (through customer comment cards) that community members have gone elsewhere due to how busy the weight room is at peak times – mornings and evenings.
 - In 2025, weight room and drop-in fitness visits accounted for just over 50% of all drop-in visits at Panorama Recreation and Greenglade Community Centres. Of the more than 380,000 total drop-in visits, over 190,000 were to the weight rooms and fitness classes.
 - This equates to an average of more than 1,000 drop-in visits per day. With fitness activities representing approximately half of all visits, about 500 people use our fitness spaces each day.

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Central Saanich Recreation Facility



Frequently Asked Questions

Capital Regional District | September 2026

- Panorama and Greenglade group fitness classes sell out very quickly (generally within 15 minutes of registration opening) and often carry waitlists of up to 10 people. The primary limiting factor to offering more opportunities is facility space.
- By adding a new fitness studio, the demand can be distributed across locations and free up space at Panorama and Greenglade centres, thus benefitting residents of both North Saanich and Sidney.
- Similarly, the pottery studio at Greenglade centre is operating at maximum capacity. All classes filled within 24 hours of the start of registration on April 9, 2026, and there is currently a waitlist for drop-in memberships.
- In 2025, Panorama Recreation completed a Sub-regional Facility Needs Assessment and through the community feedback received the following items were highlighted:
 - Through an online survey with over 700 participants, 49% stated that full classes were the primary barrier to participating while 43% reported classes not fitting their schedule was their primary barrier to accessing recreation.
 - Through a statistically significant phone survey of 300 randomly selected respondents, convenience of location was listed by 32% of respondents as a reason why they use facilities outside of the peninsula.

Why should residents in North Saanich or Sidney pay for a facility in Central Saanich?

- Panorama Recreation is sub-regional service offered by the CRD to provide recreation services in an efficient and effective manner using a shared service model.
- It would be cost-prohibitive for each of the Peninsula municipalities to manage and provide recreation facilities individually for their residents. This would create a higher tax burden for each municipality and/or could lead to a reduction in recreation facilities due to the high cost of managing and maintaining such facilities.
- Since 1997, Central Saanich residents have been supporting facilities in both North Saanich and Sidney through tax contributions.

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Central Saanich Recreation Facility



Frequently Asked Questions

Capital Regional District | September 2026

- One pass provides access to all centres. Residents across the Saanich Peninsula would benefit from an added centre through their existing pass, the same way it does for the Panorama Recreation Centre and Greenglade Community Centre
- Residents in North Saanich and Sidney have a physical indoor recreation centre located within municipal boundaries, while Central Saanich Residents do not.
 - Panorama Recreation Centre is in North Saanich
 - Greenglade Community Centre is in Sidney.
- In addition, Panorama Recreation delivers programs at North Saanich Middle School. While the school is not owned by PRC and is in North Saanich, it is close to Sidney and has been supported by residents of the Saanich Peninsula, including those in Central Saanich, through funding since it opened. This reflects how facilities and services are shared across the sub-region.
- PRC facilities run as sub-regional services and are used by residents from all partner municipalities rather than serving only one community. Maintaining shared funding regardless of where facilities are physically located allows for greater program variety and capacity than any single municipality could provide on its own.
- Supporting future projects: Consistent sub-regional investment is essential for future infrastructure. If municipalities limit funding based on facility location, it could create significant barriers to new projects, since any future facility must be built in one of the three municipalities with the intention to serve the entire sub-region.

What is the total cost per year per average household for additional debt servicing at the completion of the project (based on 2025 average property assessment values)?

The following figures represent the maximum annual cost per household, assuming the full utilization of the requested loan amount of \$9.114 million. It is important to note that these costs will not be incurred until the project is completed, which is anticipated to occur in 2029 or 2030.

For more information visit crd.ca/recfacility

Central Saanich Recreation Facility



Frequently Asked Questions

Capital Regional District | September 2026

During the construction period, Panorama Recreation's debt servicing costs will be limited to interest charges on the portion of the loan that has been drawn. These costs will accrue progressively as project expenditures are incurred throughout construction.

Accordingly, the figures below represent the estimated annual cost per average household upon completion of the project, based on the full loan amount being in place.

- Central Saanich: (Current tax impact for PRC services = \$335.92) Proposed increase: \$39.72
- North Saanich: (Current tax impact for PRC services = \$373.31) Proposed increase: \$47.15
- Sidney: (Current tax impact for PRC services = \$257.66) Proposed increase: \$30.50

Is the location appropriate to meet the needs of residents in the southern peninsula?

- The location significantly reduces travel time to a recreation facility for residents living in Brentwood Bay and Keating. By car, it reduces the travel time by half. By transit, the trip is reduced by approximately 30 minutes and removes the need to transfer buses to reach Panorama Recreation Centre from many areas in Central Saanich.
- Panorama opened a covered, multi-sport box at Centennial Park in September 2025 and operates the fieldhouse and picnic shelter amenities at Centennial Park. Currently, there are staffing challenges in supervising and supporting a satellite facility location like this. The proposed facility at Hovey Rd. offers the opportunity for a recreation hub in this area and the deployment of full-time Panorama staff to support programs and community members.
- The sport box is accessible and well used by residents across the peninsula, so enhancing it with nearby supporting resources (at the proposed Hovey Rd. site) benefits all users and improves operational efficiency.

What are the overall plans for the Hovey Road site? What other services will be located on this site?

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Central Saanich Recreation Facility



Frequently Asked Questions

Capital Regional District | September 2026

- The site plan is focused on a redevelopment of the Central Saanich Municipal Hall, CS Police and CS Fire service buildings into one larger, 3-storey building with separate access points for municipal hall, police and fire services.
- The 3-storey building is planned to be a total of approx. 61,700 sq ft. including 7,500 sq ft for the recreation facility
- The proposed building would include the following:
 - First floor – recreation, with adjacent police and fire services, each with independent access points,
 - Second floor – municipal hall offices, meeting rooms, police and fire second floor
 - Third floor – Council Chambers, committee room, and community accessible meeting rooms
- The overall building will be built to a post-disaster standard; however, PRC is not responsible for any additional costs to build to this standard.
- There will be approximately 115 parking stalls in total on site, with landscaped areas along Wallace Dr. and a new sidewalk around the perimeter on Wallace and Hovey Rd.
- For more information on the Civic Redevelopment project in Central Saanich, visit <https://www.letstalkcentralsaanich.ca/civicdevelopment>

When was the last time Panorama Recreation expanded its services through the development of new facilities on the peninsula?

- In 2025, Panorama Recreation opened a new covered multi-sport box at Centennial Park taking the place of an older lacrosse box. The new sport box is an open-air playing surface with a roof, lighting, boards surrounding the surface and available spectator seating. The box is open for rentals, Panorama programs and community drop-in usage. Popular sports played in the box to date include lacrosse, pickleball and ball hockey.
- Prior to the addition of the sport box, Panorama's last full facility expansion occurred in 2006 with the opening of Greenglade Community Centre in the Town of Sidney. Panorama Recreation took on operations of the former school site to offer childcare programs, summer camps, a small pottery studio, weight rooms, fitness classes and drop-in sports such as pickleball and adult fitness programs.

For more information visit crd.ca/recfacility

Central Saanich Recreation Facility



Frequently Asked Questions

Capital Regional District | September 2026

- Greenglade Community Centre is seen as an example of the successful expansion to support the needs of residents in the nearby surrounding communities as seen by the following recent participation numbers:
 - Attendance at Greenglade rose 18% in 2024 and increased by another 9.9% in 2025. There were over 1500 registrations in a wide range of multi-day programs at Greenglade from January – March 2026
 - Drop-in programs at Greenglade (i.e., weight room, pottery, fitness and sports) have attracted an average of 3700 visitors per month through January to March 2026.

Are there any other infrastructure projects being planned that will require capital funding via debt? Will any other recreation infrastructure projects be deferred/delayed because of funding the proposed new facility in Central Saanich?

- There is one other major project currently in the design process. This is a project to improve the overall accessibility of the arena complex focused on updating the Arena B changing rooms, washrooms and the lobby areas to improve the accessibility, security and safety elements of the first arena built on site. This project has a class D estimate of approximately \$7 million. It is expected that further concept options and design details along with a class C estimate will be presented to PRC in early 2027.
- There are no other projects of this magnitude which will be delayed or affected by the proposed new facility in Central Saanich. The [2025 Facility Needs Assessment](#) indicated arena accessibility improvements and locating a recreation facility as the highest priority and most urgent major capital project needs.
- After these projects, the next priority item identified through the 2025 Facility Needs Assessment is locating and developing outdoor dedicated pickleball courts on the peninsula. This project is considered a medium level project and is not expected to require debt funding.

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Central Saanich Recreation Facility



Frequently Asked Questions

Capital Regional District | September 2026

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