



Sidney

Town Hall Replacement



Why replace Town Hall?

- Responsible asset management
- Poor building condition
- Many areas are not accessible
- Insufficient space
- Longstanding item on Council's Strategic Plan



Building Assessment Report

- Conducted in 2025
- We asked: What would it take for Town Hall to continue functioning for another 40 years?
- Report involved inspections by mechanical, electrical, and structural engineering specialists



Town Of Sidney Municipal Building Building Assessment Report

Project Number:
2025508

Prepared For:
Town of Sidney
2440 Sidney Avenue,
Sidney BC V8L 1Y7

Prepared By:
Number Ten Architectural Group
200-1619 Store Street
Victoria BC V8W 3K3

Date:
2025-06-03

What is needed:

- Replace major mechanical and electrical systems
- Install new building footings and upgrade building exterior
- Undertake seismic upgrades to meet Building Code standards



Example 1

- Water damage from poor building envelope, windows, and ventilation.



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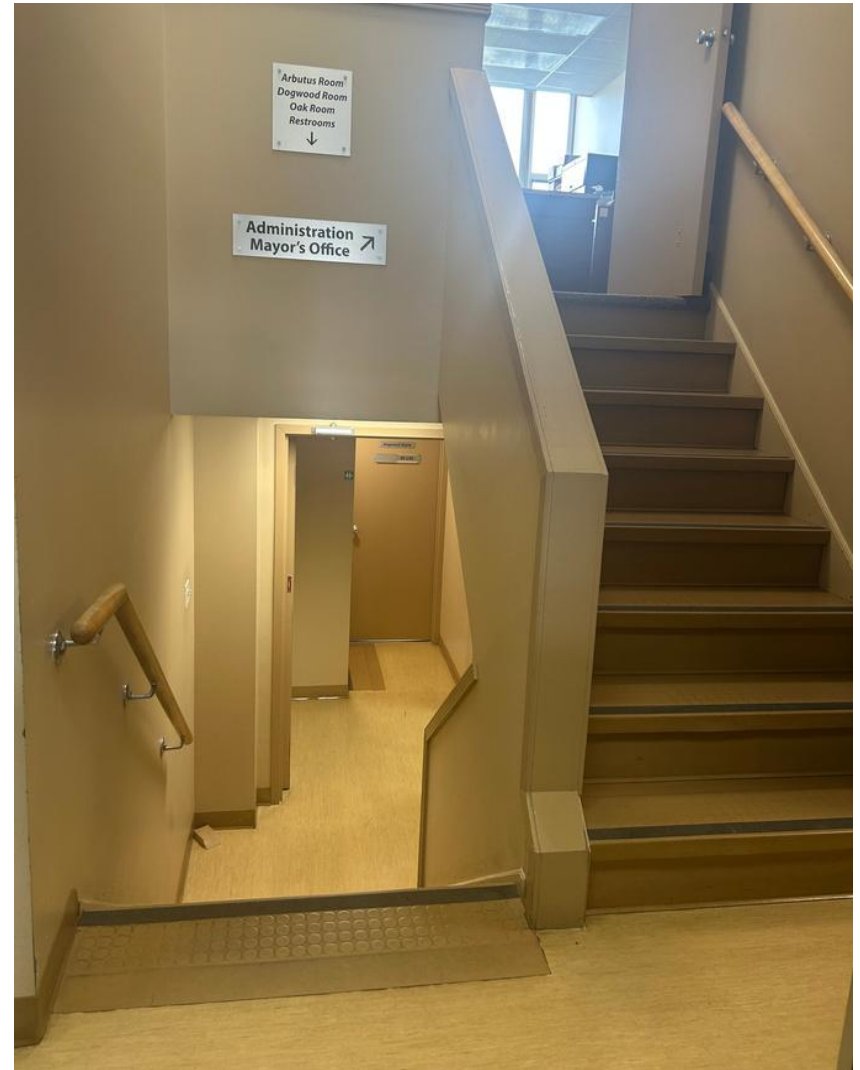
Example 2

- Perimeter drains need to be fully replaced



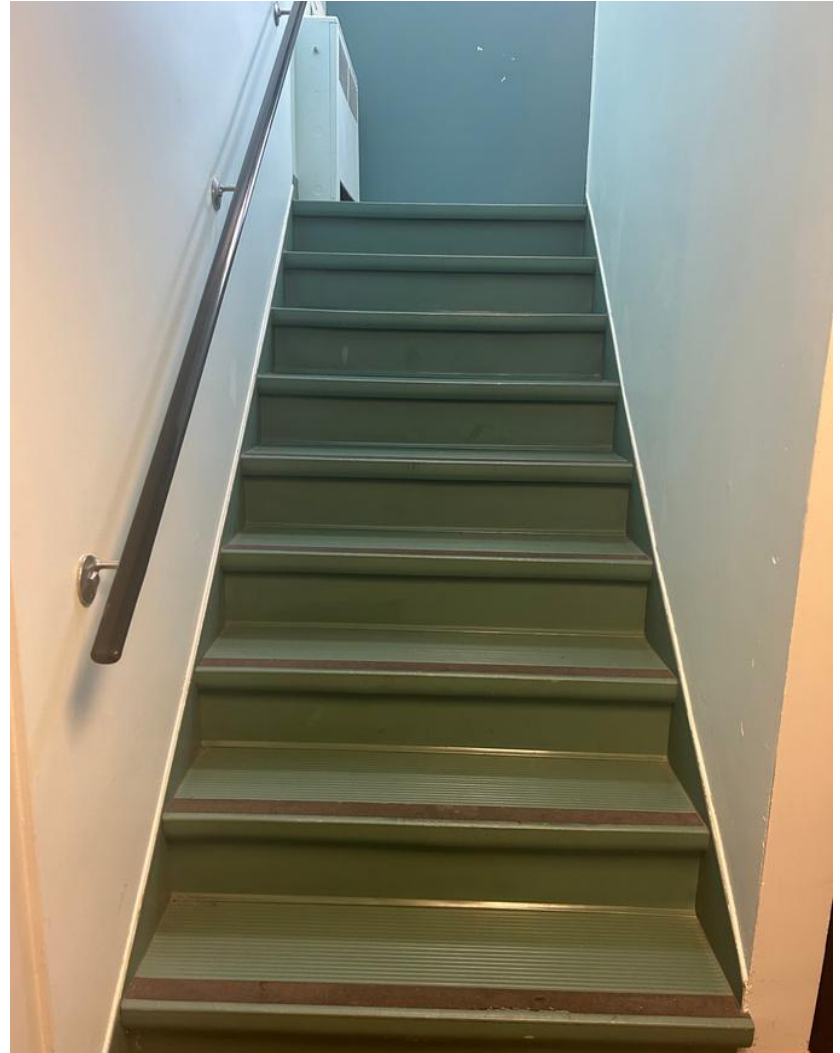
Accessibility needs

- Split-level layout creates four half-level floors
- Elevator required to meet accessibility requirements
- Only one accessible meeting room, accessed from a rear entrance without an automatic door opener



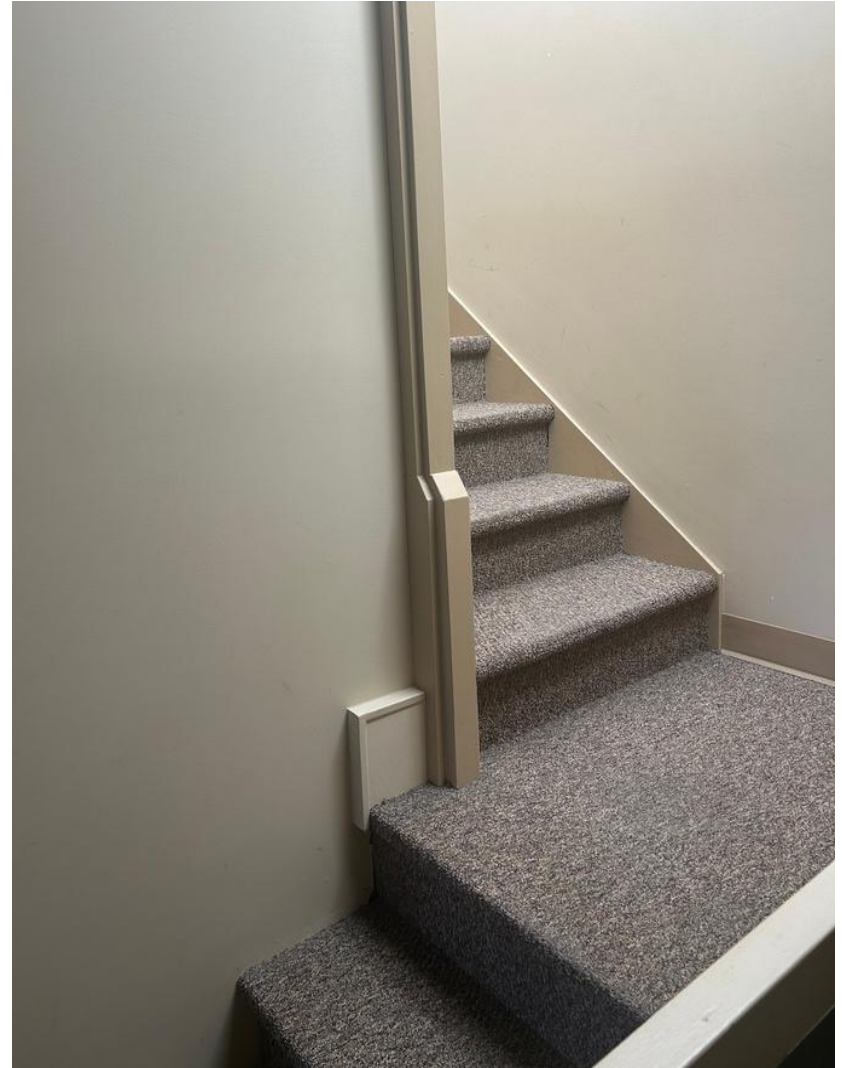
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Assessment conclusion:

“...due to the extensive work a renovation would require and the remaining compromises and functional issues that would remain, replacement of the building rather than a renovation path is recommended.”

“...it is likely that the cost would be comparable to a new structure, without any of the replanning advantages a new structure would provide”.

Insufficient space

- Council chambers cannot accommodate more than 50 members of the public and exceeds capacity during topics of high interest.
- Town Hall foyer is small, has no public washrooms, and does not facilitate effective conversations between community members and staff.



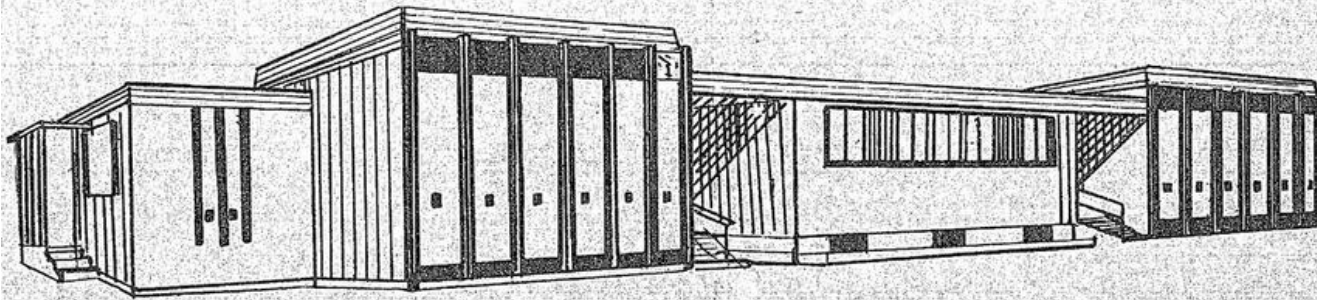
Reaching limits of retrofitting

- When Town Hall opened in 1964, it accommodated police services, health services, and municipal offices under one roof.
- As those services moved to dedicated facilities and municipal responsibilities evolved, the building was retrofitted and adapted.

1961 Census population = 1,553

October 30, 1963

New Civic Centre For Sidney Is Started



Artist's impression of the new civic centre in Sidney on Fourth St. at Sidney Avenue.

The building will provide for all village services as well as police office, cell and police court, Sidney Waterworks District office, and civil defence centre. Housed in the same building will be the Kinsmen Health Centre, offering space for the Sidney unit of the Saanich and South Vancouver Island Health Unit public health nurses, clinics and specialized treatment centre.

Reaching limits of retrofitting



Vision for a future Town Hall

- A welcoming reception area with public washrooms and flexible spaces for members of the community to connect with staff.
- Appropriately sized Council Chambers designed to encourage community participation with ample room for well-attended meetings.
- Adaptable workspaces to accommodate changes in staffing and evolving needs.

Key considerations at early stage of project

- Function
- Size
- Ownership
- Location



Function

- Town Hall will need to include Council Chambers, staff offices, and areas for community members to connect with staff.
- A mixed use building with residential or commercial units could reduce project costs.
- A building with community space or affordable housing could increase project costs.



Size

- In current location (2440 Sidney Ave) buildings are limited to four storeys.
- Buildings can be taller when there is clear public benefit. This requires OCP and Zoning amendment.



Size

- Current Town Hall is approximately 13,000 square feet.
- Future Town Hall would likely need to be at least 20,000 square feet to accommodate larger Council Chambers and foyer, accessibility requirements as well as room for growth in future decades.



Ownership

- Town Hall could be municipally-owned and financed through long-term borrowing.
- If there was a private partner interested in working together, the Town could lease space to reduce borrowing costs and maintenance responsibilities.



Value of partnerships

- To keep costs down, the Town is open to considering partnerships with private property owners or non-profit organizations.
- To lower taxpayer costs, the Town can use its zoning power to create value with a project partner.
- If a new Town Hall is built in a new location, there is also the option of leveraging part of the existing site to help finance the project, keeping the Cenotaph in its current location with equivalent surrounding green space.

Financial Considerations

- With ownership, the Town would borrow money for construction.
- The table shows what the annual impacts could be for the average residence at various levels of borrowing over a 30-year amortization period.

Amount Borrowed	\$1 million	\$10 million	\$15 million	\$20 million	\$30 million
Annual Debt Payments	\$60K	\$600K	\$900K	\$1.2 million	\$1.8 million
Tax Impact	0.28%	2.82%	4.23%	5.64%	8.46%
Cost per Residence	\$7.34	\$73.36	\$110.04	\$146.72	\$220.07

Cost examples of ownership

For example, if the Town were to proceed strictly on its own, it may cost \$30 million or more to build a new Town Hall, costing the average residence about \$220 per year (about \$18 per month) in new taxes over a 30-year amortization period.

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Cost examples with partnership

The Town has the opportunity through zoning to create value with a project partner (Example: higher density), which can reduce project costs. If the net cost was reduced to \$15 million, the impact to the average residence could be halved.

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Financial impacts of leasing

- Rather than owning a new Town Hall outright, the Town could explore leasing a space that is custom built through a public-private partnership.
- In that scenario, debt repayment costs could be replaced with an annual lease payments, reducing costs.
- Reduces municipal exposure to construction cost escalation.
- There would most likely be some upfront capital costs for leasehold improvements.
- However, leasing space would reduce the Town's control over the building and would mean giving up ownership of a long-term municipal asset.

Location - current site

- Current site is not large enough to allow for new construction until existing facility is removed.
- Requires temporary office location of sufficient size.
- Requires moving twice, increasing costs & logistics.
- Increased service disruption to the public.
- Opportunity to partner with private sector still exists.
- Opportunity to reconfigure greenspace and increase public assembly functionality.
- Extends legacy of current site.

Scope

Included:

- Town Hall
- Drivers Services & Courthouse Building



Location - alternative site

- For government-owned facilities that provide public services (schools, hospitals, municipal halls), full rebuild-in-place is often avoided.
- It is not yet clear if moving to an alternate site is feasible in Sidney. The municipality does not own much land.
- Staff have had exploratory discussions with different organizations that own property. Some apparent options are not viable (Ex. Mary Winspear Centre site).
- If Town Hall is relocated, it would likely be through a partnership with an interested private landowner. Expropriation is not being considered.
- No plans to relocate the Cenotaph.

Location Considerations

Considerations	Existing Site	Alternative Site
Temporary office location required	Yes	No
Moving Town Hall twice – increased service disruption	Yes	No
Opportunity to help revitalize another area of downtown	No	Yes
Maintain legacy of existing site	Yes	No
Opportunity to reconfigure existing greenspace	Yes	Yes
Opportunity to create new civic plaza	Yes	Yes
Keep cenotaph in current location	Yes	Yes
Opportunity to partner with private sector	Yes	Yes
Opportunity to include mixed use (e.g. housing) to offset costs and maximize community benefit	Yes	Yes
Choice between ownership or lease hold	Yes	Yes
Land purchase costs	No	Maybe

Get involved



What you can do now

- Fill out survey online or paper copy by April 30.
- Write to Town and Council.
- Share feedback on comment boards today.



Estimated timeline to reach final design

Community Engagement

SPRING 2026



Community
provides input on
key considerations



Estimated timeline to reach final design

Community
Engagement

SPRING 2026

Council
Decision

SUMMER 2026



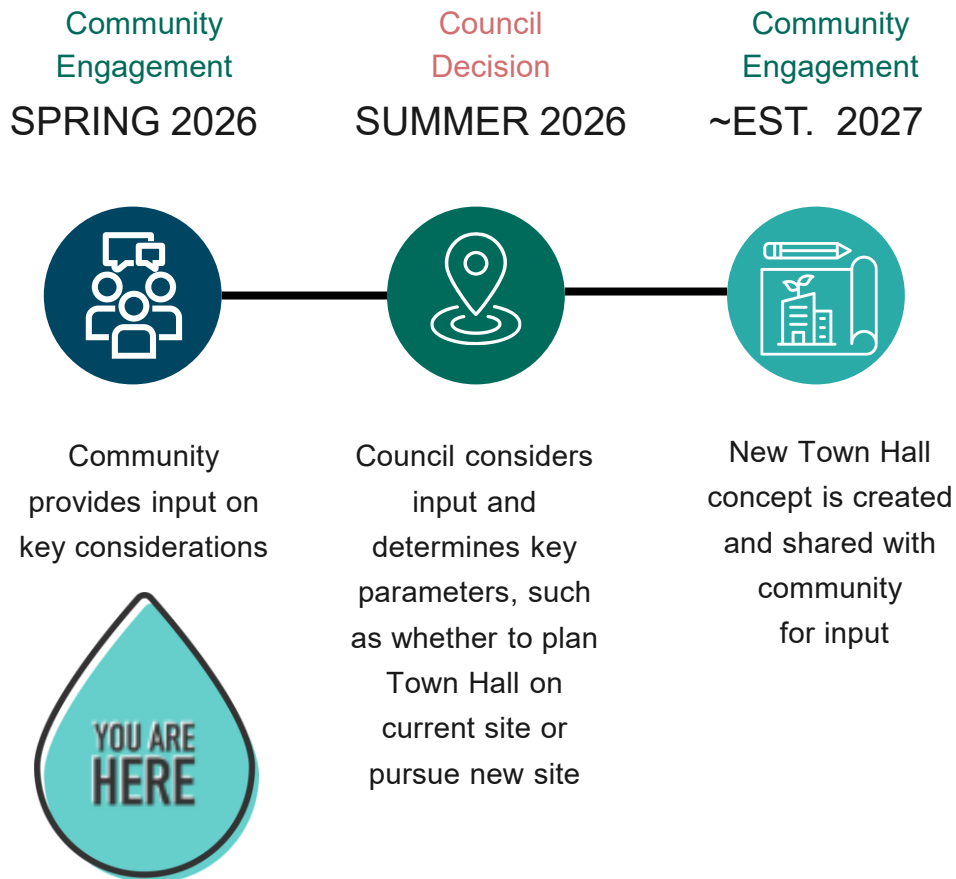
Community provides input on key considerations



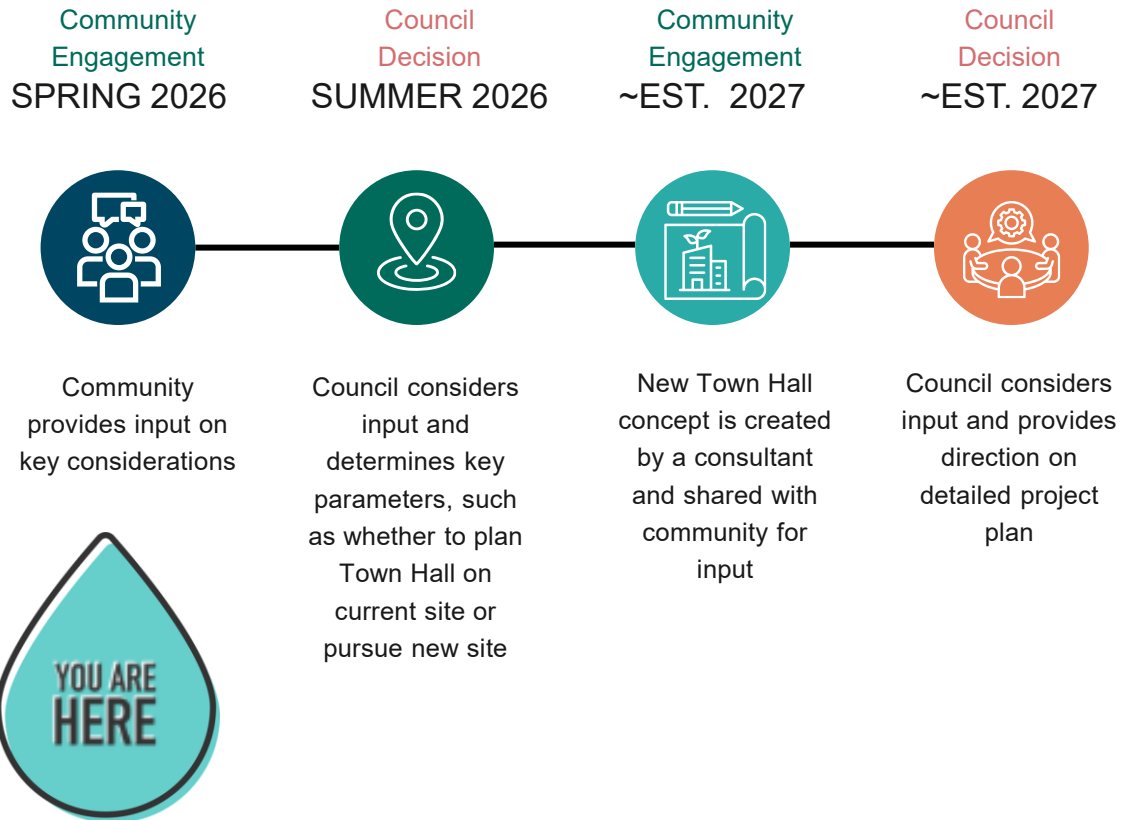
Council considers input and determines key parameters, such as whether to plan Town Hall on current site or pursue new site



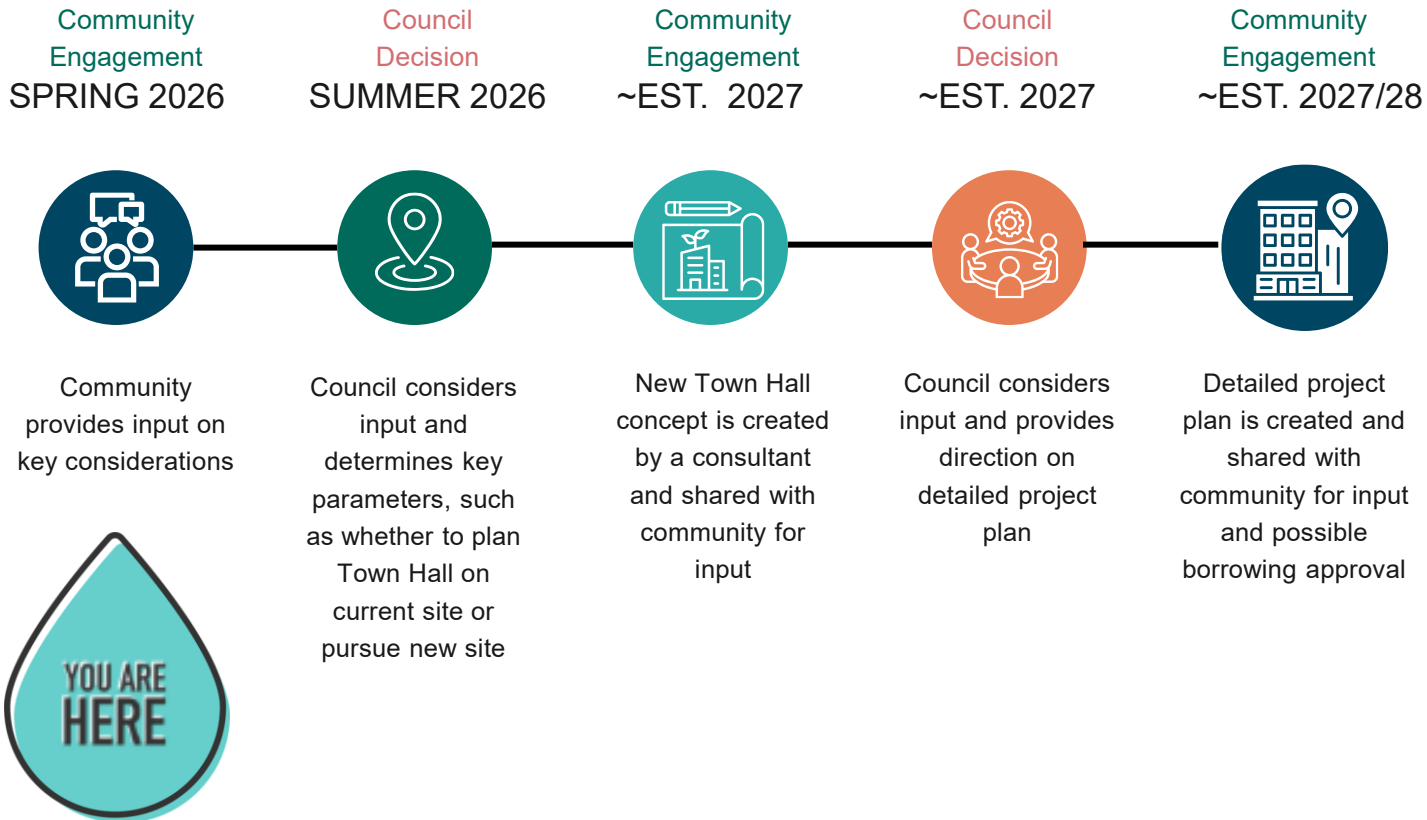
Estimated timeline to reach final design



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Thank you. Let's talk!

**SIDNEY MUNICIPAL
OFFICES**

