

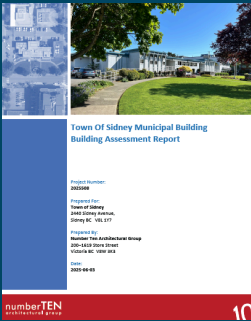
# Why replace Town Hall?

- 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



## 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



## Building condition examples

- Ongoing water damage from poor building envelope, windows, and ventilation.

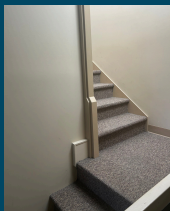
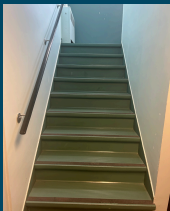
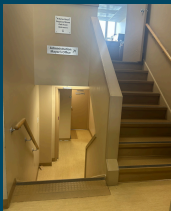


- Perimeter drains need to be fully replaced.



## 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



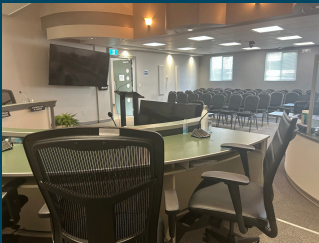
## Building assessment conclusion:

“...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.”

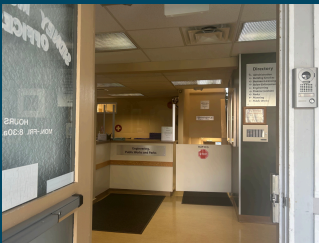
“...it is likely that the cost would be comparable to a new structure, without any of the replanning advantages a new structure would provide”.

## Functional challenge: 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.

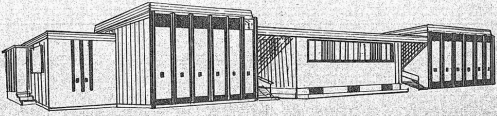


# Reaching limits of retrofitting

- 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 has been extensively retrofitted and adapted.

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.



## 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.

## What is your vision?

# Key considerations at early stage of project

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

# Implications of leasing, partnering and ownership

- With ownership, the Town would borrow money for construction.

The table shows what the impacts could be for the average residence at various levels of borrowing over a 30-year term.

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

## Value of partnerships

To keep costs down, the Town is open to considering partnerships with private property owners or non-profit organizations.

The Town has the opportunity through zoning to create value with a project partner (ex. higher density), which can reduce project costs.

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.

## 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.
- Leasing 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.

**Share your thoughts**

## Location consideration: Current site or alternative site

- For government-owned facilities that provide public services (schools, hospitals, municipal halls), full rebuild-in-place is often avoided because it requires a temporary operating location, which increases costs and disruption to the public.
- If Town Hall is relocated, it would likely be through a partnership with an interested private landowner. This kind of partnership can happen on the current site as well.
- Current site may have legacy value to community.
- 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).
- There are no plans to move the Cenotaph.
- Expropriation is not being considered.

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

# Estimated timeline to reach final design



## Share your thoughts

**Share your thoughts**