

Planning For A Future Saanich Transit Centre

With Greater Victoria's population growing daily and transportation trips expected to increase by 40 percent, an additional operations and maintenance facility is needed.

This will allow us to expand our fleet, keep buses running smoothly, and ensure our customers get the quality transit service they depend on.

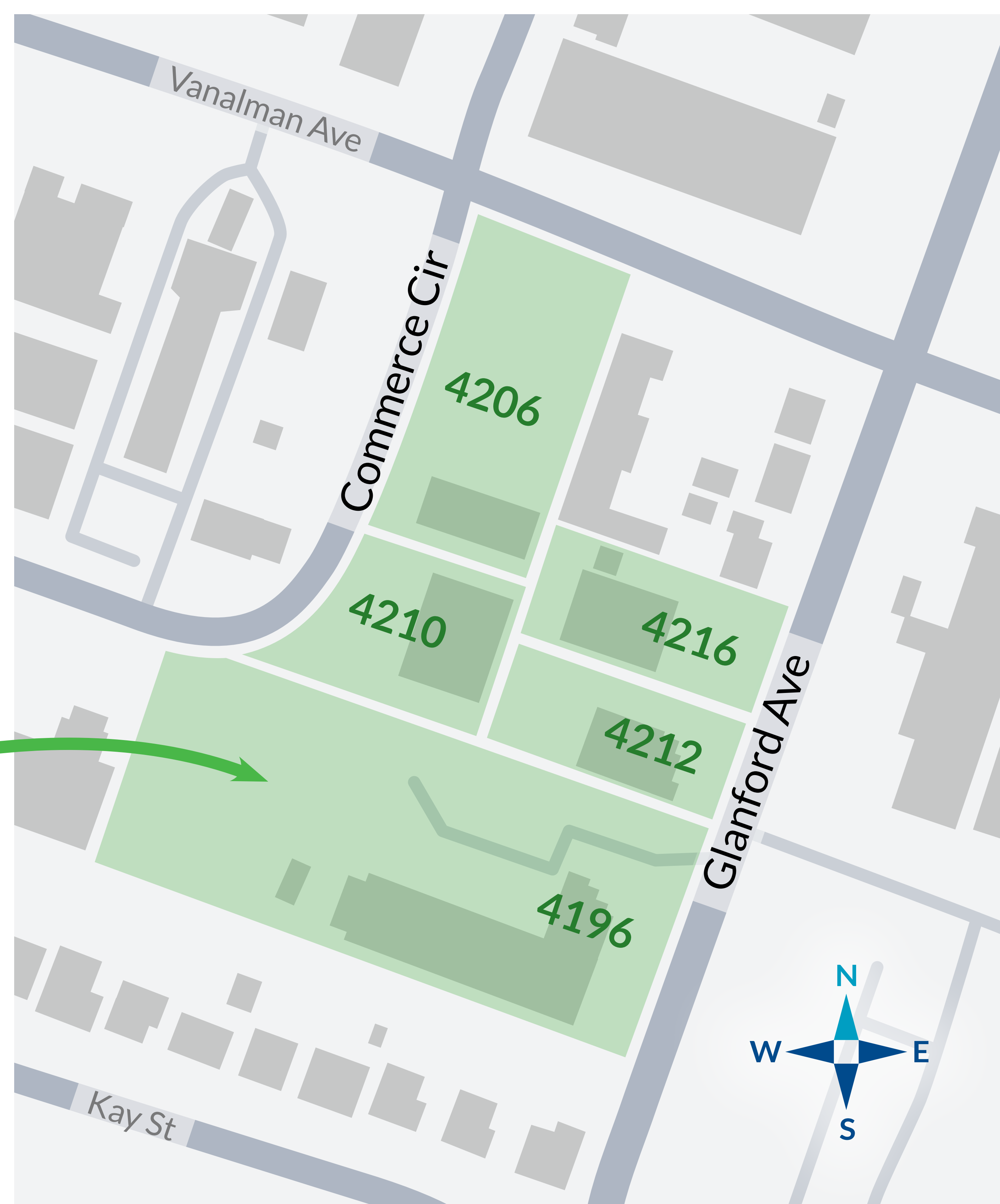
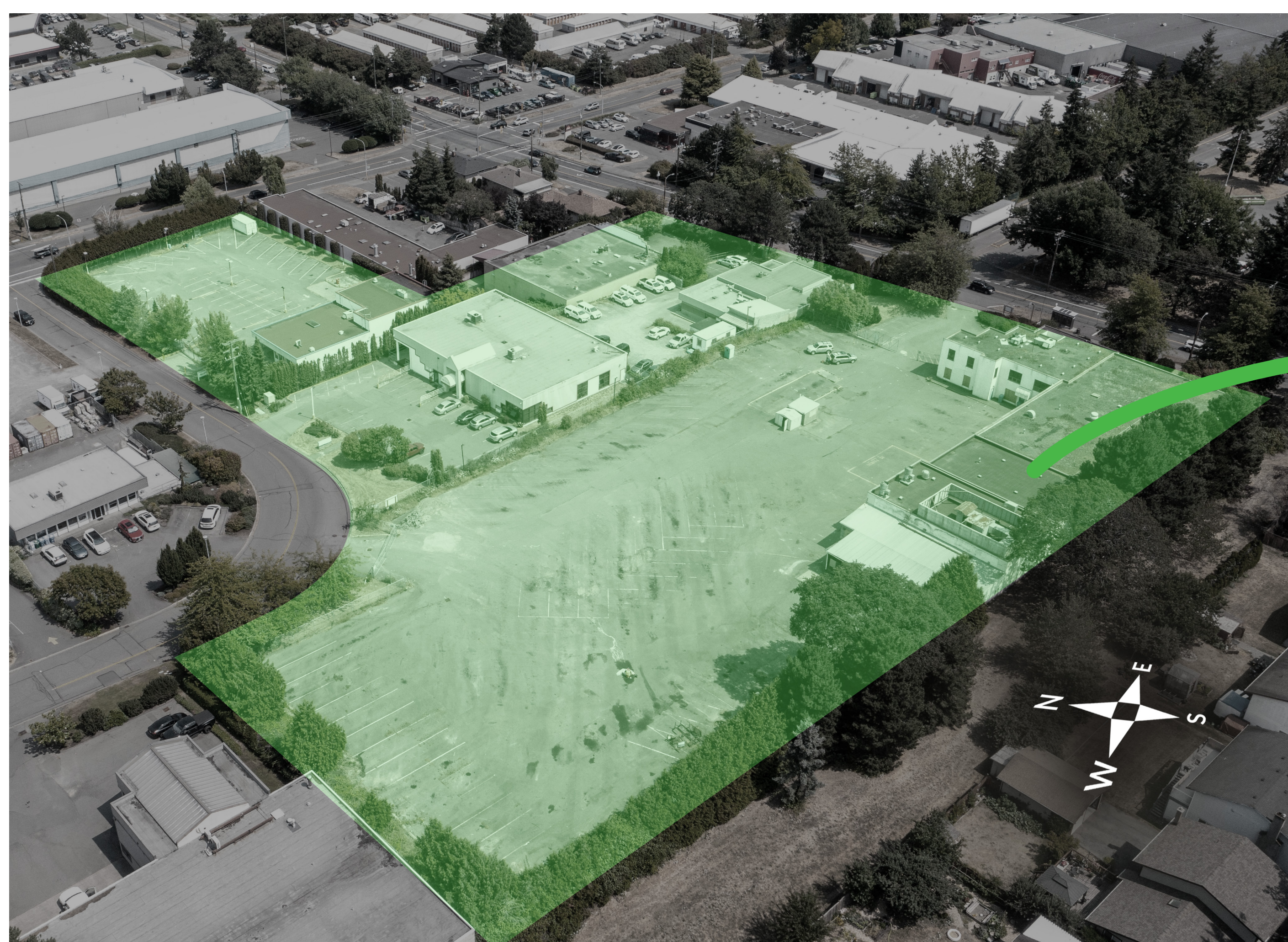
Our current facilities are reaching their limit and to add more buses to the transit system, we need another facility to park and maintain them.

We are preparing this site for future redevelopment:



The Site

- Five acres in Saanich, BC.
- Centrally located, with easy access to the highway.
- Industrially zoned for use as a transit facility.
- All properties are owned by BC Transit and will be consolidated into one property after demolition and site preparation activities.



Project Partners

Environmental protection is a key planning principle applied to site design and operational planning. The project will meet or exceed all municipal, provincial and federal standards for environmental protection.



Design Consultant

McElhanney has been retained as the design consultant.



Environmental Monitoring

Aqua-Tex Scientific has been retained as the independent environmental monitor to oversee the site preparation and planning for building demolition that will occur later this year.

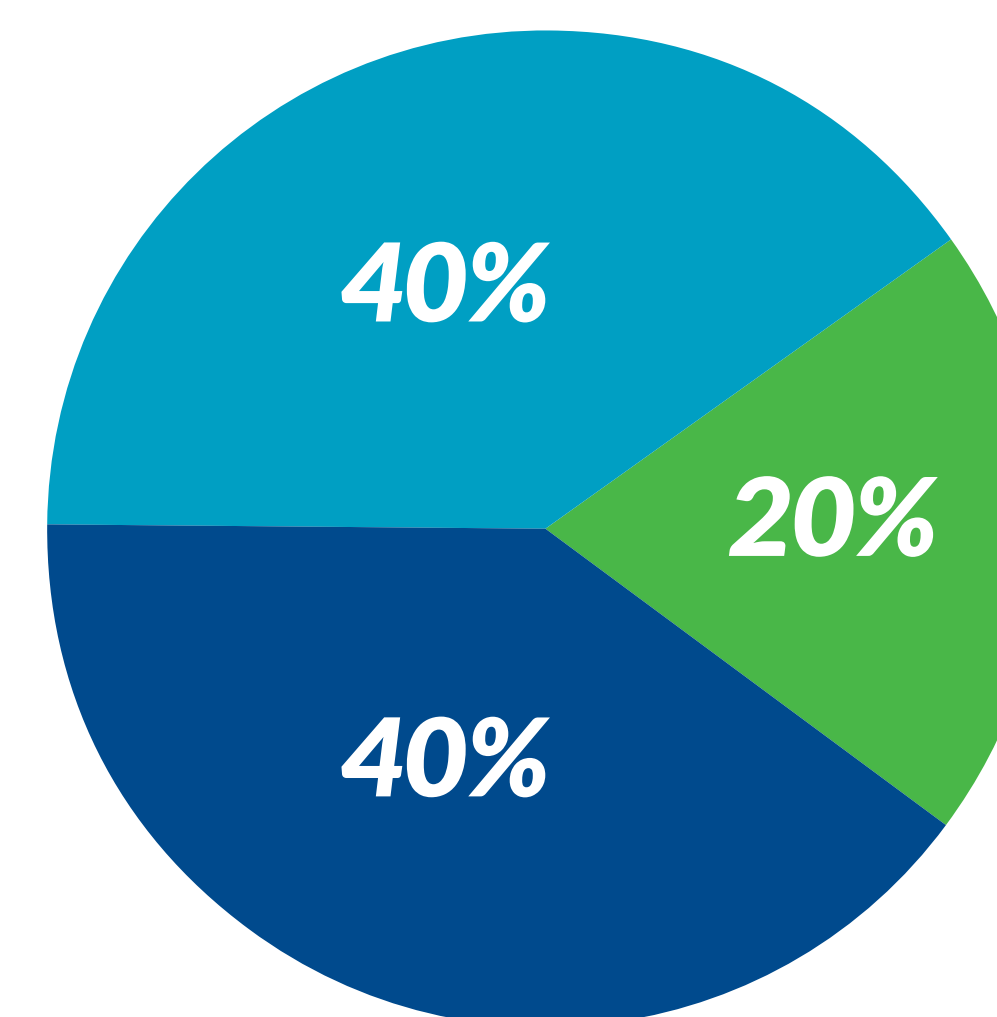


Construction

Kinetic Construction is overseeing the construction activities and contractors, including demolition, site grading and utility work.

Funding

The project budget for this preparatory work is \$47.8 million. The Government of Canada and the Province of BC are both investing \$19.13 million, and the Victoria Regional Transit Commission is contributing \$9.56 million.



Victoria Regional Transit Commission

Project Timeline

WE ARE HERE

Site Preparation
2025 - 2026

Planning and Design
2026 - 2027

Construction
(TBD based on funding)



Complete in 2025

- ✓ Securing and tidying site
- ✓ Maximizing use of vacant buildings
- ✓ Geotechnical assessment
- ✓ Archaeological assessment
- ✓ Environmental studies
- ✓ Site survey
- ✓ Bedrock assessment
- ✓ Early outreach to neighbourhood and First Nations

Current Site Preparation Activities:

- Demolition of five buildings and their foundations
- Site grading
- Stormwater management
- Utility work
- Permanent fencing

Upcoming Milestones:

- Site consolidation
- Planning and design for redevelopment
- Pursue funding
- Procurement and construction

What to Expect During Construction

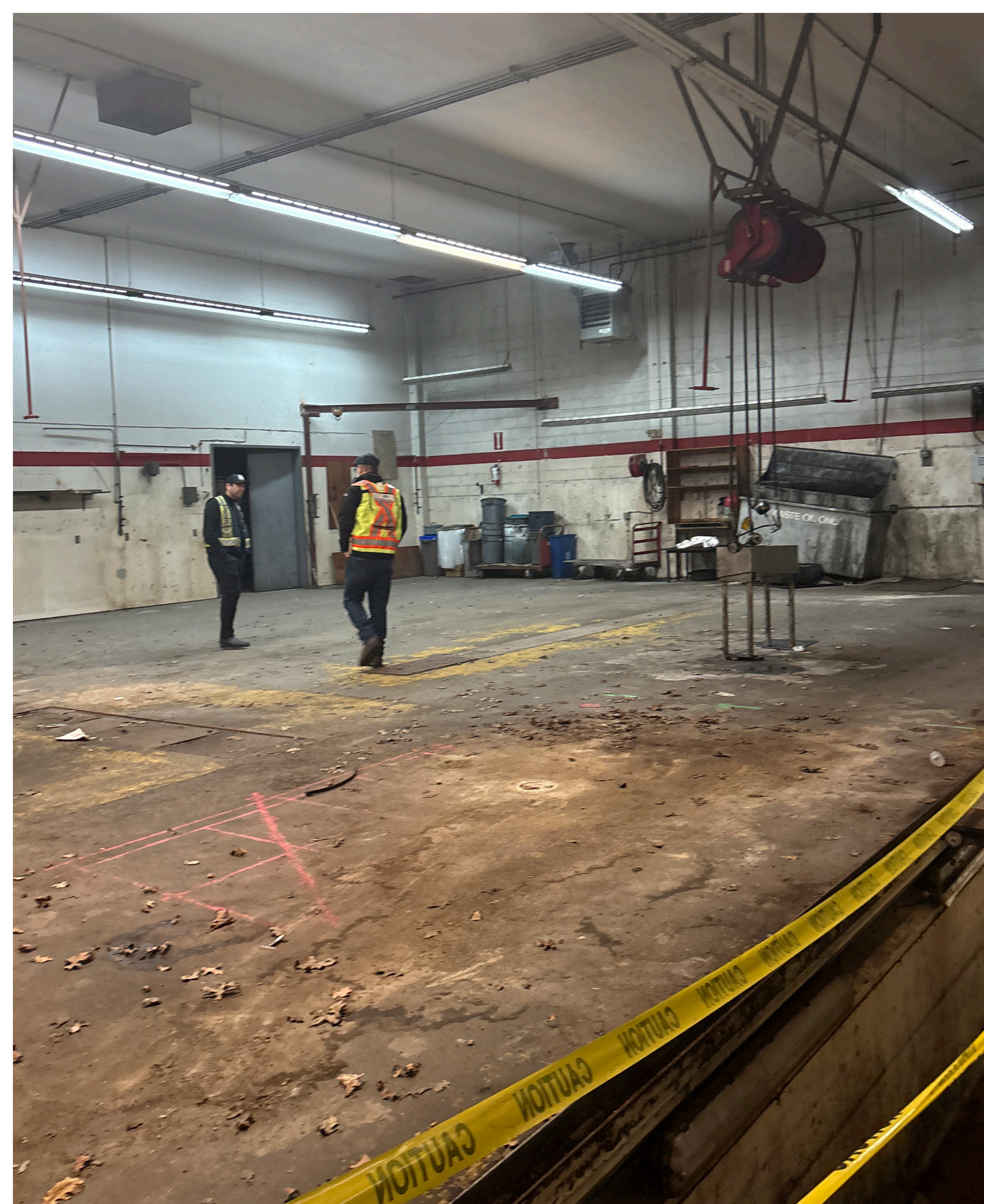
We recognize that construction activities have impacts and we are committed to minimizing impacts on nearby residents, businesses, and the environment.

Demolition and Grading

- Five buildings will be taken down, starting with the former Wilson's Transportation Building.
- No blasting is planned.
- The foundation removal of each building is expected to be the most disruptive activity.

Dust Control

- Water trucks and dust suppression methods will be used regularly.
- Construction areas will be kept as compact and controlled as possible.
- Trucks leaving the site will be managed to prevent dirt tracking onto roads.



Inside a building to be demolished



Dust mat used to keep dirt off streets and reduce dust



On-site parking to be used by workers

Noise

Some noise is unavoidable during construction. To limit disruption:

- Work will largely occur during daytime weekday hours, within the Saanich Noise Bylaw.
- Higher disruption activities will be communicated to reduce impacts, where possible.
- We will try to advise of disruptive work as much as possible.

Traffic and Parking

We are actively managing traffic and parking to limit disruption and keep nearby streets safe and well-functioning during construction:

- Trucks will prioritize entry off Commerce Circle and avoid residential areas where possible.
- Contractors and employees will park on-site.
- Please watch for construction activity and workers in the area.

What to Expect During Construction



Trees to be preserved where possible



Trees and shrubs will be recycled as wood chips

Tree Protection

Trees play an important role in our community and we are thoughtful about how we protect and remove trees on-site and nearby.

- A tree inventory has been completed by a professional arborist.
- Tree protection fencing will be installed on-site and in Industrial Buffer Park.
- Shrubs and smaller trees will need to be removed to safely complete utility upgrades and carry out building demolition. Trees or shrubs removed will be locally reused as wood chips or mulch.
- No trees protected under the Saanich Tree Protection Bylaw are being removed.

Environmental Protection

An independent environmental monitor will oversee the activities on site and work closely with the contractor to protect the neighbouring environment and Gabo Creek.

- Erosion and sediment control measures will be in place.
- Stormwater drains will have silt sacks and refuelling will occur in designated areas.
- Clean construction waste will be salvaged, reused, or recycled, wherever feasible.
- After demolition, the site will be regraded, and stormwater retention will be introduced to manage water on-site.