

PROPOSED OCP AMENDMENTS

New 'Regional Service' Land Use Designation

- Permitted uses include light industrial, service commercial, , live work /mixed use, retail sales of department store type merchandise, personal services, food services, outdoor recreation, parkland, and natural environment protection areas
- Designation sets policies to guide development in this area, including parkland, transportation, and buffering.

New Development Permit Area (DPA) 12 - Regional Service Development Permit Area

- Form and Character of lands within the designation
- Building siting, form, mass and scale
- Building materials
- Pedestrian and active transportation
- Parking, loading, and access
- Green buildings, parkland, riparian areas, natural buffers
- Signage
- Landscaping, retaining walls, lighting and fencing
- Grading and stormwater management



PROPOSED AMENITIES & PHASED DEVELOPMENT AGREEMENT

- Road improvements including frontage works and two roundabouts
- Dedication of ~ 7% of the site as parkland over Knarston Creek corridor
- Construct a trail from Superior Road (near Harley Drive) to a view point on the easterly side of Knarston Creek near the waterfall
- Dedicate a 10 metre greenway and trail buffer along the southerly boundary of the site
- Construct suitably sized water infrastructure to the southwest corner of the site at Superior Road and Normarel Drive (no latecomers agreement req)
- Construct suitably sized sanitary sewer services to the southwesterly corner of the site at Superior Road and Normarel Drive (latecomers agreement req)
- Onetime community amenity contribution of \$2.37 Million dollars

A phased development agreement (PDA) will be prepared for consideration by Council.



BACKGROUND REPORTS

Following up on questions from the July 23rd 2025 Council meeting, the following items are included as attachments to the Sept. 17th report:

1. Response letter from owners
2. Servicing Report from Newcastle Engineering
3. Environmental Report from Toth and Associates
4. Transportation Impact Assessment from Watt
5. Archaeological Assessment from Madrone
6. Property tax impact analysis



Knarston Creek Waterfall



ECONOMIC IMPACT

An economic impact and benefits analysis associated with rezoning and development was prepared by Urban Systems.

Highlights Include:

- Review of development concept and options
- Value of infrastructure improvements (2022)
- Approximately **\$5.28 million in DCCs** (2018 bylaw)
- CAC of \$2.37 Million dollars
- Ongoing Economic benefits including estimated 1400 jobs
- Assessed value of \$294.7 million
- Property tax estimates based on value and mill rates
- Estimated **\$1.9 million annual tax revenue** at full build out, 10 year cumulative general tax revenue over build out of \$12.97 million

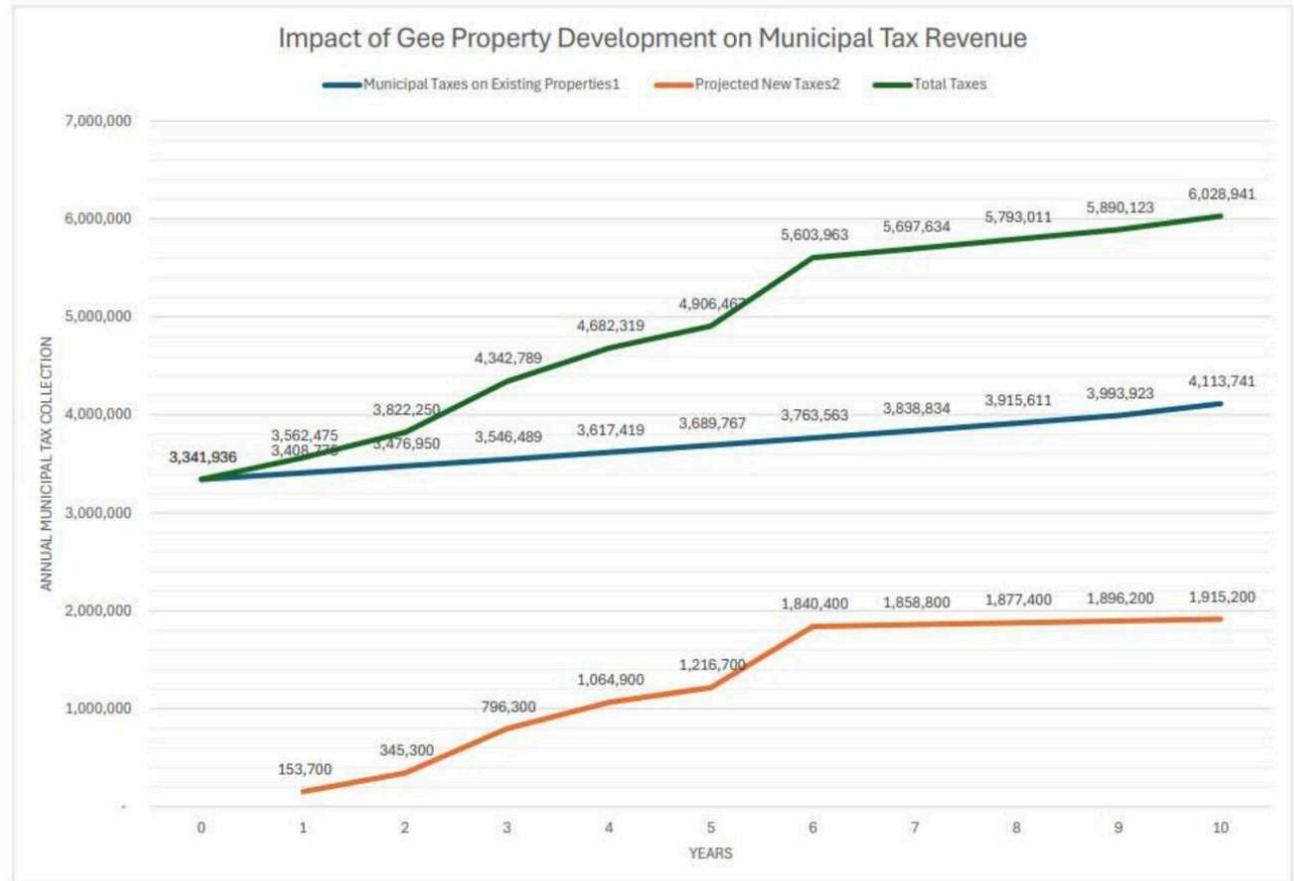


Knarston Creek & Wooded Area



IMPACT OF GEE PROPERTY DEVELOPMENT ON MUNICIPAL TAX REVENUE

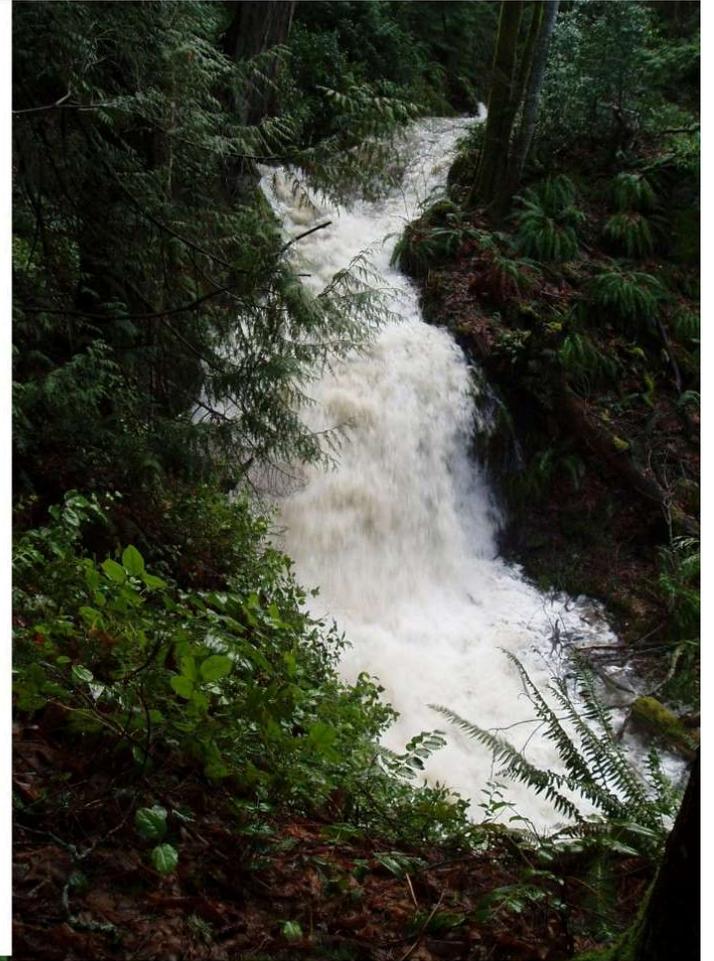
Year	Municipal Taxes on Existing Properties ¹	Projected New Taxes ²	Total Taxes
0	3,341,936		3,341,936
1	3,408,775	153,700	3,562,475
2	3,476,950	345,300	3,822,250
3	3,546,489	796,300	4,342,789
4	3,617,419	1,064,900	4,682,319
5	3,689,767	1,216,700	4,906,467
6	3,763,563	1,840,400	5,603,963
7	3,838,834	1,858,800	5,697,634
8	3,915,611	1,877,400	5,793,011
9	3,993,923	1,896,200	5,890,123
10	4,113,741	1,915,200	6,028,941
	40,707,007	12,964,900	53,671,907
2021	2455417		
2022	3067446		20.0%
2023	2999438		-2.3%
2024	3149185		4.8%
2025	3341936		5.8%



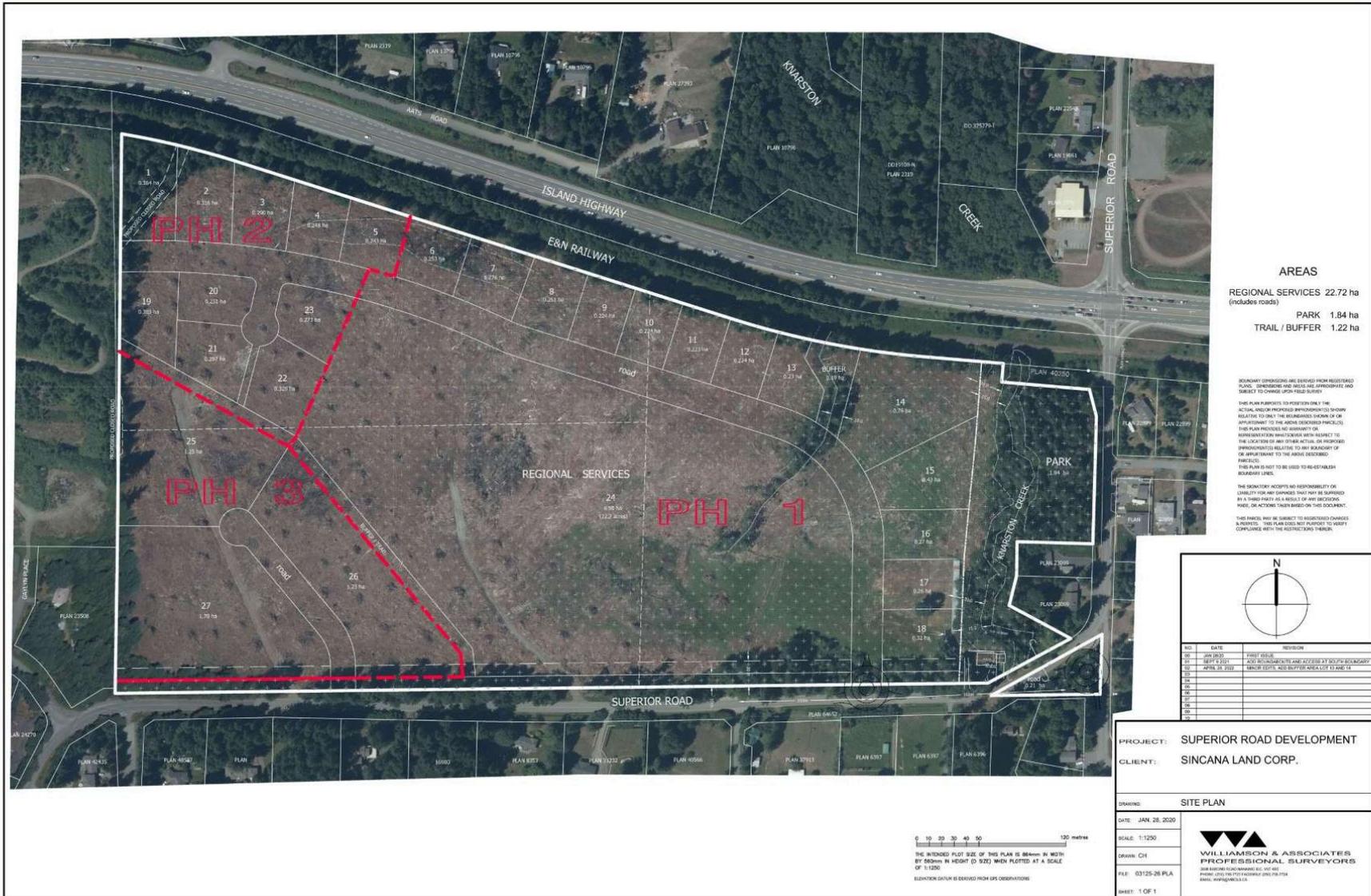
Notes & Assumptions:

- Existing taxes increase 2% per year based on historical information and potential development of additional properties
- Only municipal taxes are reflected in the chart based on Page 17 of the Urban Systems memorandum dated May 18, 2022

KNARSTON CREEK WATERFALL WITHIN PROPOSED PARK DEDICATION



CONCEPTUAL LOT LAYOUT AND ROAD NETWORK



**SUPERIOR ROAD:
LOOKING NORTH TOWARD PROPOSED MULTIUSE TRAIL & FORESTED BUFFER**



OVERHEAD VIEW OF SUPERIOR ROAD & PROPOSED MULTIUSE TRAIL & FORESTED BUFFER



RECOMMENDATION



- 1. THAT** Council conducts consultation (in coordination with staff) in terms of the Official Community Plan amendments for the Superior Road properties:
 - **a)** With Snaw-Naw-As (Nanoose) First Nation, the Ministry of Transportation and Transit, and School District, in compliance with the Local Government Act requirements;
 - **b)** Through face-to-face meetings, or online meetings, or through an open house format, in addition to correspondence;
 - **c)** After first reading of the Official Community Plan amendment, on an ongoing basis; and that Council consider submission of these parties prior to second reading;

- 2. THAT** the topic of the Official Community Plan amendments for Superior Road Regional Service Area be suggested for the agenda for the scheduled October 6th Council-to-Council meeting;

- 3. THAT** a public information meeting be hosted with the surrounding neighbourhood to collect input on the applications, and a report back to Council on the outcomes of the public information meeting be provided prior to scheduling the required Public Hearing.