
Village of Gold River REPORT TO COUNCIL

Regular Council Meeting
August 19, 2024

Author: Michael Roy, Chief Administrative Officer

Subject: Zoning Amendment Bylaw

RECOMMENDATION(S):

THAT Council give first and second reading to Zoning Amendment Bylaw No. 706.12, 2024.

AND THAT a Public Hearing be scheduled.

ALTERNATIVE(S):

THAT Council review and accept the report for information.

PURPOSE

To create a residential comprehensive development zone in the Zoning Bylaw.

ATTACHMENT(S):

Gold River Zoning Amendment Bylaw No. 706.12, 2024

DISCUSSION

Administration is recommending the creation of a residential comprehensive development zone. The purpose of Comprehensive Development (CD) zones are to permit site-specific land uses and land use regulations in cases where other zones are inappropriate or inadequate. They are often used for unique developments that have unique development features or large parcels of land. They allow for phased development and additional uses and regulations beyond the traditional zones.

The purpose of the CD2 – Residential Zone is to provide higher density residential development with the ability for mixed use development of a large parcel of land. The property being Lot 83, Plan VIP30672, District Lot 637, Nootka Land District, Except Plan 47881, & EXC PL VIP52845 VIP62535 & VIP62535 and outlined in red on the attached map marked Schedule “A” would be rezoned from Fee Simple Half Duplex Residential (RM.1A) to Residential Zone – Comprehensive Development Zone (CD.2).

The maximum lot coverage increases to 60% from 40% for high density zone and the yard setbacks align with existing CD zone setback and updated setbacks in Bylaw 706.11, 2024. The maximum principal height would increase to 4 storeys allowing for greater density. The maximum unity density would allow for up to 70 units on the site.

The new one and rezoning of the land is still in alignment with the Official Community Plan (OCP), therefore no OCP amendment would be required.

FINANCIAL IMPLICATIONS

None

POLICY IMPLICATIONS

None, aligns with the OCP

LEGAL IMPLICATIONS

N/A

STRATGIC PLAN ALIGNMENT

Community livability, this will amend the zoning bylaw help to meet the needs of the community in creating housing.

Respectfully submitted,

Michael Roy
Chief Administrative Officer
Village of Gold River