

Summary of Proposed Amendments

Black Font = existing Zoning Bylaw text

Underline Italic Font = proposed addition to Zoning Bylaw

~~Strikethrough~~ = proposed deletion from Zoning Bylaw

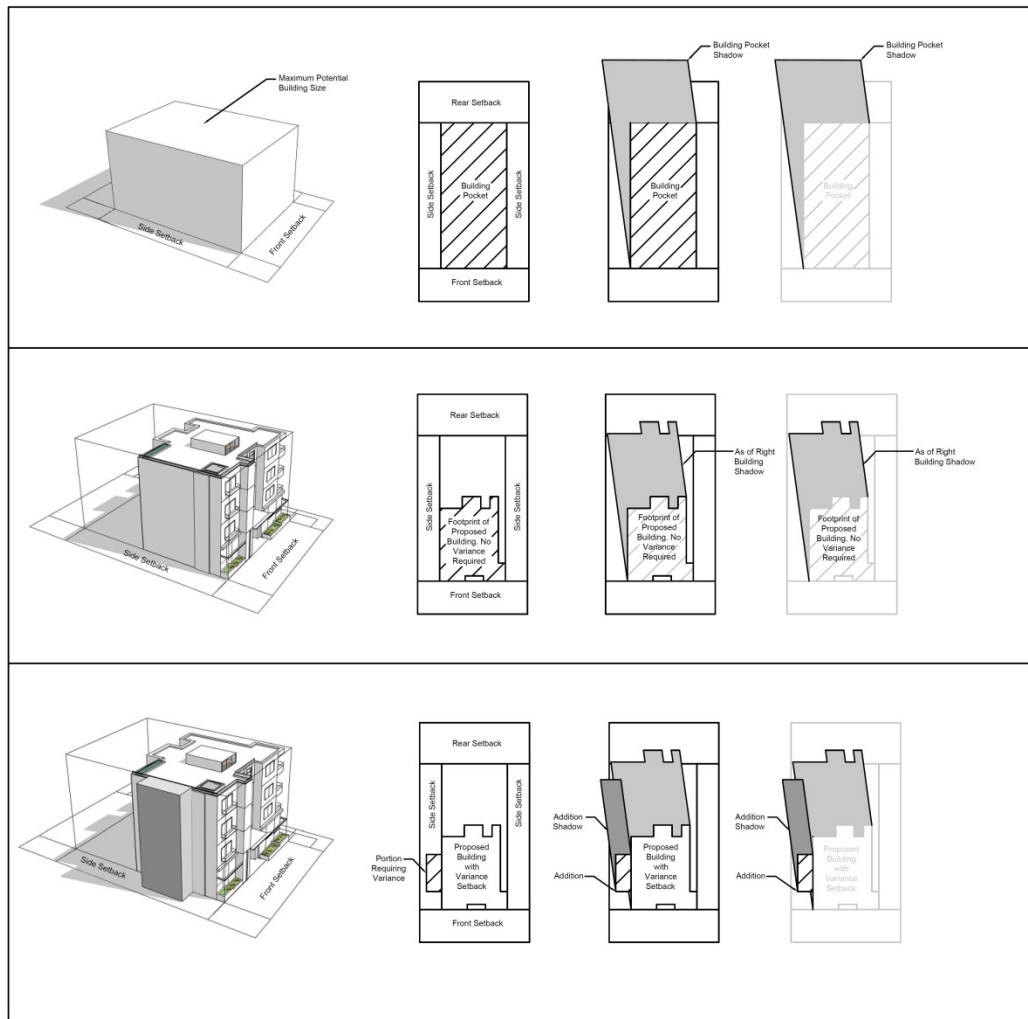
14.2 Wind Impact Statement and Study

~~Where warranted, the Development Officer may require an applicant for a Development Permit to submit a preliminary Wind Impact Statement or a detailed Wind Impact Study, or both, for the proposed development.~~

1. Where warranted, a preliminary Wind Impact Statement or a detailed Wind Impact Study, or both, may be required to be submitted for proposed development having Height greater than 20 m, to the satisfaction of the Development Officer.
2. The preliminary engineering study shall provide a screening-level estimation of potential wind conditions. If the preliminary Wind Impact Statement indicates that uncomfortable or unsafe wind conditions may result from the building design, the Development Officer may require the applicant to submit a detailed Wind Impact Study for proposed buildings in order to quantify these conditions or refine any conceptual mitigation measures using physical scale model tests.
3. A preliminary Wind Impact Statement shall be prepared by a qualified, registered Professional Engineer, to professional standards.
4. A detailed Wind Impact Study shall be prepared by a qualified, registered Professional Engineer, and shall be based on a scale model simulation analysis, prepared to professional standards.

14.3 Sun Shadow Impact Study

- ~~1. The Development Officer shall require a Sun Shadow Impact Study where such a study is required in a Statutory Plan, and may require such a study for other applications if the proposed development warrants it.~~ Where warranted, a Sun Shadow Impact Study may be required to be submitted for proposed development where such a study is required in a Statutory Plan, or for other applications, to the satisfaction of the Development Officer.
2. This Study shall be prepared by a qualified, registered Professional Engineer or Architect, to professional standards.
3. The shadow impact shall be evaluated based on the difference in shadow between the allowable three-dimensional building massing and the proposed three-dimensional building massing, during the March equinox. The Development Officer may require changes to the proposed development or may refuse to grant a variance based on that information.



14.4 Floodplain Information

1. When an application for a Development Permit is submitted to the Development Officer for the development of a parcel of land partially or wholly contained within Floodplain Protection Overlay Schedule, the Development Officer may require that the application contain information regarding the geodetic Grade elevation of the proposed building Site, ~~the building and all openings, to be referenced to Geodetic Elevations. Geodetic elevation means the elevation of a point and its vertical distance determined by employing the principles of geodesy above or below an assumed level surface of datum, and the geodetic elevation of the lowest point of all openings to the proposed building(s).~~
2. Prior to the issuance of a Development Permit for the construction of any development within a Floodplain Protection Overlay Schedule, the Development Officer may require that the applicant submit a certificate from a qualified, registered Professional Engineer or Architect indicating that the following factors have been considered in the design of the building:
 - a. Canada Mortgage and Housing Corporation guidelines for building in flood-susceptible areas;

- b. the flood-proofing of Habitable Rooms, electrical panel and heating units, and openable windows;
- c. Basement drainage; and
- d. Site drainage.

14.10 Drainage Information

1. The Development Officer may require an applicant for a Development Permit to submit information relating to the proposed drainage from a Site, including but not limited to:

- a. Lot grading plans;
- b. Site mechanical plans;
- c. Flood control plans;
- d. Stormwater management plans and calculations; or
- e. Similar plans, drawings or engineering reports that, in the opinion of the Development Officer, are required to determine if the Site is suitable for the full range of uses contemplated in the Development Permit application.

87. Garage and Garden Suites

12. where Garage Suites or Garden Suites are Discretionary within the applicable Zone, the Development Officer may exercise discretion in considering a Garage Suite having regard to:

- a. compatibility of the Use with the siting, ~~geodetic~~ ~~Grade~~ elevations, Height, roof slopes and building types and materials characteristic of surrounding low density ground-oriented housing and development;
- b. the effect on the privacy of adjacent properties;
- c. the policies and guidelines for Garage Suites and Garden Suites contained in a Statutory Plan for the area.