

Amendment regarding floor area  
exclusions for sites  
in a designated flood plain in an R district

Draft for Public Hearing

BY-LAW NO. \_\_\_\_\_

**A By-law to amend Zoning and Development By-law No. 3575  
regarding floor area exclusions for sites  
in a designated flood plain in an R district**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of By-law No. 3575.
2. In section 10.28, Council strikes out the words "Floor space" and substitutes "Floor area".
3. After section 10.38, Council adds:  

**"10.39 Floor Area Exclusions for Sites in a Designated Flood Plain in an R District**

The Director of Planning may exclude floors located at or below finished grade with a ceiling height of less than 1.5 m from the computation of floor area, in order to achieve flood construction levels on sites located in a designated flood plain in an R district."
4. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.
5. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_, 2014

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk