

1. TEXT AMENDMENT: Flood Construction Levels

Summary: To amend the Zoning and Development By-law to respond to increased flood construction levels by allowing floor area exclusions for sites located in a designated flood plain and within a residential district. The proposed amendment would add a clause to Section 10 allowing for the exclusion, from the computation of floor area, of floors located at or below finished grade with a ceiling height of less than 1.5 m.

Applicant: General Manager of Planning and Development Services

Referral: This item was referred to Public Hearing at the Standing Committee of Council on City Finance and Services on July 9, 2014.

Recommended Approval: By the General Manager of Planning and Development Services:

- A. THAT the application to amend Section 10 of the Zoning and Development By-law, to exclude floors located at or below finished grade with a ceiling height of less than 1.5 m from the computation of the floor area, generally as set out in Appendix C of the Policy Report dated May 30, 2014, entitled "Flood Construction Levels", be approved.

[RZ. 806/2014 - Flood Construction Levels]