

Mark-up of Proposed Text Amendment to Zoning Bylaw 12800		Rationale						
Black Font	Existing Text in Zoning Bylaw 12800							
<del>Strikethrough:</del>	Proposed deletion from Zoning Bylaw 12800							
<u>Underline:</u>	Proposed addition to Zoning Bylaw 12800							
<p><b>14.2 Wind Impact <del>Assessments Statement and Study</del></b></p> <p><del>1. Where warranted, a Wind Impact Statement or Wind Impact Study, or both, may be required to be submitted for a proposed development having Height greater than 20 m, to the satisfaction of the Development Officer.</del></p> <p><u>1. The Development Officer may ask the applicant to submit a Wind Impact Assessment when a proposed development meets any of the following building Heights:</u></p>		<p>The proposed amendment makes a distinction between a Qualitative Wind Impact Study and a Quantitative Wind Impact Study as identified in the Wind Impact Assessments Terms of Reference.</p> <p>The table clarifies when a Development Officer may require a Wind Impact Assessment and the testing methodology required for different building heights.</p> <p>Further detailed Wind Impact Assessment may be required depending on the consultant's recommendations.</p> <p>The amendment improves clarity and aligns the Zoning Bylaw with the Wind Impact Assessments Terms of Reference.</p>						
<p><b><u>Table 14.2(1) - Wind Impact Assessment Requirements</u></b></p> <table border="1"> <thead> <tr> <th><b><u>Building Height</u></b></th> <th><b><u>20.0 m or greater</u></b></th> <th><b><u>40.0 m or greater</u></b></th> </tr> </thead> <tbody> <tr> <td><b><u>Type of Wind Impact Assessment</u></b></td> <td> <p>a) <u>Provide a Wind Impact Statement.</u></p> <p>b) <u>A subsequent Wind Impact Study may be required depending on the statement's recommendation.</u></p> </td> <td> <p>a) <u>Provide a Qualitative Wind Impact Study (Computational Fluid Dynamics Study).</u></p> <p>b) <u>A subsequent Quantitative Wind Impact Study (Wind Tunnel Study) may be required depending on the study's recommendation.</u></p> </td> </tr> </tbody> </table>			<b><u>Building Height</u></b>	<b><u>20.0 m or greater</u></b>	<b><u>40.0 m or greater</u></b>	<b><u>Type of Wind Impact Assessment</u></b>	<p>a) <u>Provide a Wind Impact Statement.</u></p> <p>b) <u>A subsequent Wind Impact Study may be required depending on the statement's recommendation.</u></p>	<p>a) <u>Provide a Qualitative Wind Impact Study (Computational Fluid Dynamics Study).</u></p> <p>b) <u>A subsequent Quantitative Wind Impact Study (Wind Tunnel Study) may be required depending on the study's recommendation.</u></p>
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<p><del>2. A Wind Impact Statement shall provide a screening level estimation of potential wind conditions. If the 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 Wind Impact Study for proposed buildings in order to quantify these conditions or refine any conceptual mitigation measures using physical scale model tests.</del></p> <p><u>2. The Development Officer shall consider the recommendations of the Wind Impact Assessment when making a decision for a Discretionary Development Permit Application.</u></p>	<p>The Wind Impact Assessment will determine if further detailed study is required.</p> <p>A new clause is proposed to provide the Development Officer with direction on what to do with information provided through a Wind Impact Assessment.</p>
<p><del>3. A Wind Impact Statement or Wind Impact Study shall be prepared by a qualified, registered Professional Engineer, prepared to professional standards.</del></p> <p><u>3. All Wind Impact Assessments must be prepared by professionals who specialize in and can demonstrate extensive experience in dealing with wind and microclimate issues in the built environment.</u></p>	<p>The Wind Impact Assessments Terms of Reference outlines consultant qualifications. The assessment will no longer have to be prepared by a registered professional engineer. This is because not all professional engineers have expertise related to Wind Impact Assessments and not all professionals who can accurately prepare Wind Impact Assessments are engineers.</p>
<p><del>4. A 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.</del></p> <p><u>4. Where a significant building design change has occurred during the Development Permit Application review process, the Development Officer has authority to use their discretion and may require the applicant to submit a new or updated Wind Impact Assessment.</u></p>	<p>To clarify when a new or updated Wind Impact Assessment may be required.</p>