



City of Vancouver *Zoning and Development By-law*

Planning, Urban Design and Sustainability Department

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CD-1 (709)

*124 Dunlevy Avenue
(Roddan Lodge)*

[By-law No. 12241](#)

(Being a By-law to Amend By-law 3575, being the Zoning and Development By-law)

Effective September 18, 2018

1 Zoning District Plan Amendment

This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-726 (b) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

2 Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (709).

2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses, limited to Dwelling Units, in conjunction with any of the uses listed in this section 2.2, and Micro Dwelling, subject to the provisions of section 11.27 of this By-law;
- (b) Institutional Uses, limited to Social Service Centre; and
- (c) Accessory Use customarily ancillary to any use permitted by this section.

3 Conditions of use

3.1 The design and lay-out of at least 9% of the dwelling units must:

- (a) be suitable for family housing
- (b) include two or more bedrooms; and
- (c) comply with Council’s “High-Density Housing for Families with Children Guidelines”.

3.2 Except for residential entrances, no residential uses are permitted on floors located at street level.

4 Floor area and density

4.1 Computation of floor space ratio must assume that the site consists of 1,701.1 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

4.2 The floor space ratio for all uses combined must not exceed 5.98, except that the use of 21.7 m² of floor area located above grade must be limited to mechanical space.

4.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.

4.4 Computation of floor area must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the residential floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;

- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
- (a) amenity areas, except that the exclusion must not exceed, in aggregate, the lesser of 20% of the permitted floor area or 929 m²; and
 - (b) unenclosed outdoor areas underneath building overhangs, at grade level, except that such areas must remain unenclosed for the life of the building.
- 4.6 The use of floor area excluded under section 4.4 or 4.5 must not include any use other than that which justified the exclusion.
- 5 Building height
- 5.1 The building height, measured above base surface, must not exceed 34.14 m.
- 6 Horizontal angle of daylight
- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 If:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of the unobstructed view is not less than 3.7 m;
- the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.
- 6.5 An obstruction referred to in section 6.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 (709).
- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

7 Acoustics

A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

8 Severability

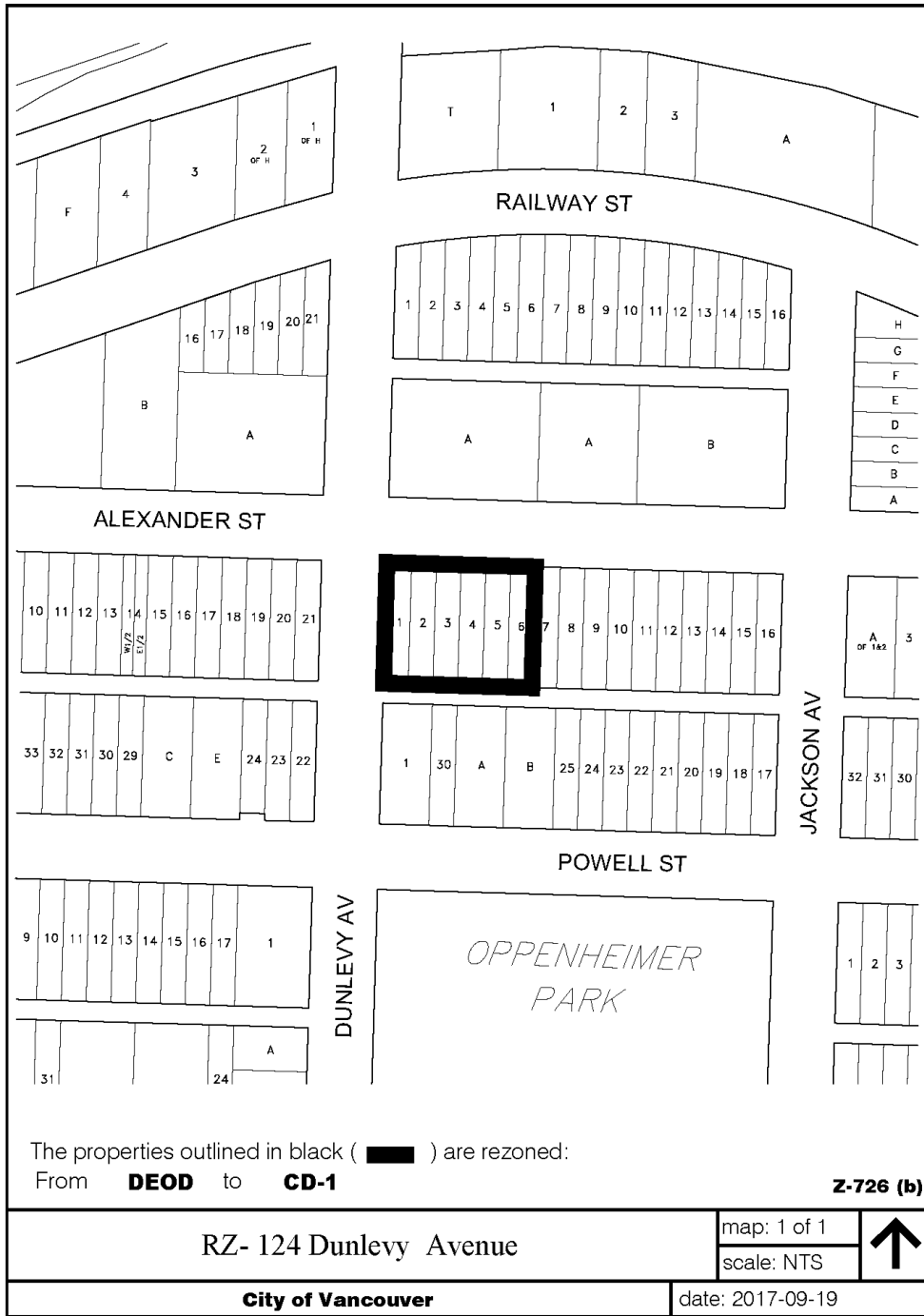
A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

9 Force and effect

This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 18th day of September, 2018

Schedule A



CD-1 (709)
Back-up Notes Summary Page
124 Dunlevy Avenue (Roddan Lodge)

Public Hearing – *October 17, 2017* – Item 2 – [Agenda](#) | [Minutes](#)

Summary – Rezone from DEOD (Downtown Eastside Oppenheimer) District to allow for the construction of an 11-storey mixed-use building with social service use at grade (Evelyne Saller Centre) and residential use above, containing 213 social housing units, at a height of 34.14 m (112 ft.) and a floor space ratio (FSR) of 5.98.

By-law enacted on *July 24, 2018* – [By-law No. 12200](#) (Housing Agreement)

By-law enacted on *September 18, 2018* – [By-law No. 12241](#) (Zoning and Development)

By-laws enacted on *October 30, 2018* – [By-law No. 12276](#) (Noise Control), [By-law No. 12277](#) (Parking), [By-law No. 12278](#) (Sign)