

## 18.27 Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton) [Bylaw 9261, Jun 12/17]

### 18.27.1 Purpose

This **zone** provides for a mixed-use **development** consisting of **apartment housing** and **congregate housing** with a maximum **floor area ratio** of 0.40 that may be increased to 1.5 with a **density bonus** that would be used for rezoning applications in order to help achieve the **City’s community amenity space** objectives.

### 18.27.2 Permitted Uses

- **housing, apartment**
- **housing, congregate**
- **community care facility, major**

### 18.27.3 Secondary Uses

- **boarding and lodging**
- **health service, minor**
- **home business**

### 18.27.4 Permitted Density

1. The maximum **floor area ratio** is 0.40 with an additional 0.19 **floor area ratio** permitted provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 18.27.4.1, the reference to “0.40” is increased to a higher **density** of “1.5” if, at the time Council adopts a zoning amendment bylaw to include the **owner’s lot** in the ZLR27 **zone**, the **owner** pays \$49.50 per square meter of total residential **floor area** into the **Hamilton Area Plan community amenity capital reserve**.

### 18.27.5 Maximum Lot Coverage

1. The maximum **lot coverage** for **buildings** is 60%.

### 18.27.6 Yards & Setbacks

1. The minimum **setbacks** are:
  - a) 6.0 m for the **front yard**;
  - b) 6.0 m for the **rear yard**;
  - c) 10.0 m for an apartment building and 5.0 m for a canopy from the north **interior side yard**; and
  - d) 3.0 m for the south **interior side yard**.
2. Common entry features, staircases and unenclosed **balconies** may project into any **setback** for a maximum distance of 1.5 m.
3. Notwithstanding the above **setbacks**, an enclosed parking **structure** may project into the **setbacks** provided that the **structure** either is not visible from the exterior of the **building**, or is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**, and is no closer than 6.0 m from Westminster Highway.

### 18.27.7 Maximum Heights

1. The maximum **height** for **principal buildings** is 17.0 m (not to exceed four (4) **storeys**).
2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

### 18.27.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 40.0 m and minimum **lot depth** is 80.0 m.
2. The minimum **lot area** is 5,000 m<sup>2</sup>.

### 18.27.9 Landscaping and Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

### 18.27.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

### 18.27.11 Other Regulations

1. There shall not be more than 30 **housing, apartment** units as permitted under Section 18.27.2.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.