

## 21.11 Senior's Care Facility (ZR11) – Hamilton Village (Hamilton) [Bylaw 9669, Jan 15/18]

### 21.11.1 Purpose

This **zone** provides for a senior's care facility with a maximum **floor area ratio** of 1.40.

### 21.11.2 Permitted Uses

- **community care facility, major**

### 21.11.3 Secondary Uses

- **health service, minor**

### 21.11.4 Permitted Density

1. The maximum **floor area ratio** is 0.40 for a residential apartment development.
2. Notwithstanding Section 21.11.4.1, the reference to "0.40" is increased to a higher **density** of "1.40" if, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZR11 **zone**, the **owner** has provided confirmation from the Vancouver Coast Health Authority that the development will be licenced under the *Community Care and Assisted Living Act*, or the **owner** has paid \$49.50 per square meter of the total residential **floor area** into the **Hamilton Area Plan community amenity capital reserve**.

### 21.11.5 Maximum Lot Coverage

1. The maximum **lot coverage** for **buildings** is 50%.

### 21.11.6 Yards & Setbacks

1. The minimum **setbacks** are:
  - a) 6.0 m for the **front yard**;
  - b) 6.0 m for the **rear yard**;
  - c) 3.0 m for the north **interior side yard**;
  - d) 10.0 m to the **building face** for the south **interior side yard**; and
  - e) 0.30 m for a vehicular driveway canopy for the south **interior side yard**.
2. Common pedestrian entrance canopies, staircases, eaves, sunscreens and unenclosed **balconies** may project into any **setback** to a maximum distance of 2.3 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.

### 21.11.7 Maximum Heights

1. The maximum **height** for **principal buildings** is 17.0 m (not to exceed three (3) **storeys**).
2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

### **21.11.8 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>.

### **21.11.9 Landscaping and Screening**

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

### **21.11.10 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.

### **21.11.11 Other Regulations**

1. 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.