

PART 6.3.1C-4H ZONE - HARBOUR ACTIVITY DISTRICT

- Uses
- 1 The following uses are permitted:
- (a) Docks, wharves, piers and similar structures used or intended to be used for or in connection with the use and enjoyment of the Victoria Harbour or for navigational purposes;
 - (b) Dwelling accommodation in commercial residential buildings which, for the purposes of this Section, shall mean any building comprised of two or more storeys all of which save only the first storey are to be used or intended to be used exclusively for the purposes of providing a place or places of permanent residence therein, and the first storey of which is used or intended to be used exclusively for the purpose of carrying on therein one or more of the other uses permitted in this Zone;
 - (c) Offices used for business or professional purposes, including chartered banks, provided that the area of the floor space used or intended to be used for or in connection with any and all such offices in a building shall not exceed 15% of the total floor space in the building;
 - (d) Retail stores, including ship chandlers, but excluding service stations;
 - (e) Establishments in respect of which there is a subsisting liquor licence issued pursuant to the Liquor Control and Licensing Act;
 - (f) Restaurants;
 - (g) Parking facilities for parking of motor vehicles, other than service stations;
 - (h) Artists' studios;
 - (i) Public Buildings.

- 2 -

Restrictions

- 2 No part of a building (other than a mast, antenna, vent, chimney, elevator shaft, solar heating panel or similar structure or thing, that projects above the surface of a roof) shall be higher than 8 metres above grade, provided that that part of a building which is not on the street boundary may be higher than 8 metres above grade at a ratio of 1 cm for every 2 cm horizontal distance from the street boundary, provided further that no part of such building shall anywhere be higher than 11 metres above grade, the intent of this Section being that a building may be terraced back from a street boundary.

Floor Space Ratio

- 3 No building shall have a floor space ratio in excess of two to one.

Definitions

- 4 In this Part reference to an area of a floor of a storey of a building includes the entire area which in plan is enclosed by the outer limits of the exterior walls of the storey at floor level but does not include any floor or portion of floor that is wholly below the grade of the building or the floor area or areas of any balcony, exposed deck patio or roof.
- 5 In this Part "grade" of a building shall mean that certain elevation calculated to be the arithmetical average of the elevations of the highest and lowest points on the street boundary or street boundaries of the lot upon which the building is situate.

Note: Parking - for requirements see Schedule "C".

196