

PART 8.19 – IHF ZONE INNER HARBOUR FINLAYSON DISTRICT

Permitted Uses	1.	The following uses are permitted: <ul style="list-style-type: none"> (a) licensed premises; (b) <u>restaurants</u>; (c) retail shops; (d) offices, not to exceed 30% of the floor space of any building; (e) craft and artisan trades, not offensive, dirty or noisy; (f) travel agencies; (g) recreation facilities; (h) <u>clubs</u>; (i) beauty and barber shops; (j) residential use, provided the use is located at least one floor above the grade at Wharf Street. (k) <u>high tech</u> (l) <u>call centre</u>
Density	2	The <u>floor space ratio</u> may not exceed 1.0 to 1.
Height	3	No building may extend more than 8m above Wharf Street.
Parking and Loading	4	No off-street parking or loading spaces are required.
Floor Area	5.	<u>High tech</u> and <u>call centre</u> uses must not occupy more than 30% of the <u>total floor area</u> in this zone.