

**PART 8.22 – IHH ZONE – INNER HARBOUR HERITAGE DISTRICT**

## Permitted Uses

1 The following uses are permitted:

- (a) retail shops
- (b) clubs
- (c) restaurants
- (d) licensed premises;
- (e) artists' studios;
- (f) docks for pleasure boats and fishing boats;
- (g) recreation facilities;
- (h) beauty and barber shops;
- (i) residential use, when the use is located at least one floor above the grade at Wharf street;
- (j) craft and artisan trades, not offensive, dirty or noisy;
- (k) parks.

## Density

2

- (a) The floor space ratio may not exceed 1.0 to 1.
- (b) Where all of the following community amenities are provided, additional density may be achieved and the floor space ratio may not exceed 3.39 to 1:
  - (i) a monetary contribution of \$72,000 to be provided to the City's Local Amenities Reserve Fund for the planting of trees.
  - (ii) a monetary contribution of \$2,500 to be provided to the City's Downtown Core Area Public Realm Improvement Reserve Fund for the installation of short term bike racks.
  - (iii) a monetary contribution of \$16,000 to be provided to the City's Downtown Core Area Public Realm Improvement for the construction of a future vehicle turn-around."

- Height 3
- (a) No building may extend more than 8m above Wharf Street.
  - (b) Projections into Height maximum:
    - (i) Rooftop Structures: 5.0m
- Setback 4 The minimum setback from the high water mark shall be 7.5m.
- 5
- (a) No off-street parking or loading spaces are required.
  - (b) Bicycle parking (minimum): Subject to the regulations in Schedule “C”.
- Definitions 6
- (a) In this Zone, “Rooftop Structure” includes antennas, elevator penthouses, elevator landings, stair access and landings, mechanical equipment, chimneys, ventilation systems, solar heating panels, green roof systems and similar structures that project above a roof, are non-habitable and which may be enclosed or unenclosed.
  - (b) In this zone, “Projections into Height maximum” means the maximum Height that Rooftop Structures may project beyond the maximum Height in the zone.”