

PART 8.23 - IHE ZONE INNER HARBOUR EMPRESS DISTRICT

Permitted Uses	1	<p>The following uses are permitted:</p> <ul style="list-style-type: none"> (a) <u>transient accommodation</u>; (b) <u>transient accommodation accessory use</u> which, for the purposes of this part, includes any or all of the following uses: <ul style="list-style-type: none"> i. tourist and travel agencies; ii. beauty parlors and barber shops; iii. <u>restaurants</u>; iv. premises validly licensed for use as a dining lounge, dining room, lounge or public house; v. recreational and pleasure uses; vi. accessory garden structures; vii. any uses essential to the proper, lawful and efficient use, management and maintenance of <u>transient accommodation</u>; (c) retail sales, except gasoline and automotive fuels; (d) offices; (e) rental businesses; (f) theatres, auditoriums, gymnasiums and other places of recreation or worship; (g) <u>clubs</u>; (h) <u>schools</u>; (i) parking facilities; (j) commercial exhibits; (k) <u>high tech</u>; (l) <u>call centre</u>.
Site Area	2	No <u>building</u> shall be erected, used or maintained on a <u>lot</u> having an area of less than 35,000m ² .
Density	3	The <u>floor space ratio</u> shall not exceed 1.5 to 1.
Site Coverage	4	The total <u>site coverage</u> shall not exceed 50%.
Height	5	No <u>building</u> shall exceed 40m in <u>height</u> .
Landscaping	6	No less than 40% of the <u>lot</u> shall be landscaped.
	7	Except driveways and areas for parallel parking along driveways and walkways, all areas within the required <u>street setbacks</u> shall be landscaped.

- Setbacks
- 8 The minimum setback from Government Street shall be 32m.
 - 9 Subject to the provisions of Section 10, the minimum setback from Belleville Street shall be 64m.
 - 10 A one-storey structure of up to 140m² for use as a greenhouse may be sited within the required setback from Belleville Street, at least 10.5m from Belleville Street.
 - 11 The minimum setback from Humboldt Street shall be 2.5m.
 - 12 No setback is required from Douglas Street.
- Parking
- 13 Subject to Section 14, no parking is required.
 - 14 Where any building has a floor space ratio in excess of 1.2 to 1, no fewer than 300 enclosed parking spaces shall be provided on the lot.