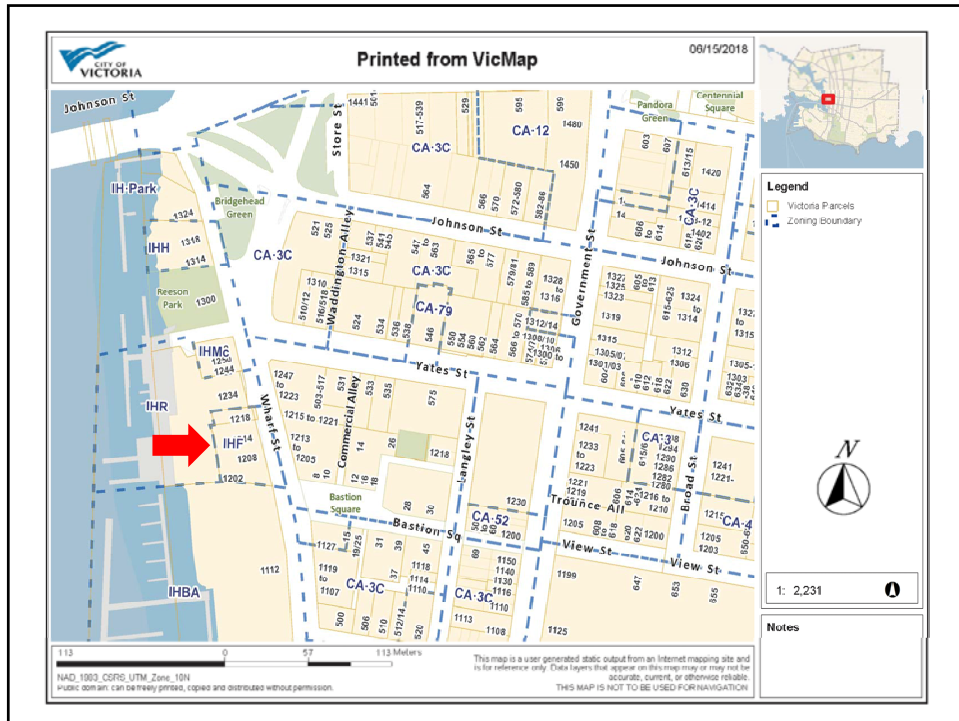

Rezoning Application for 1202 -1214 Wharf Street







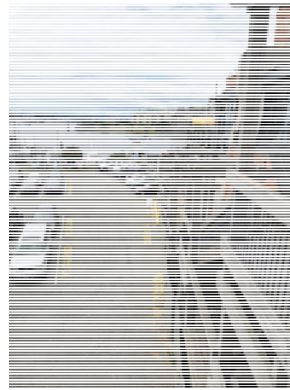
North Side



West Side

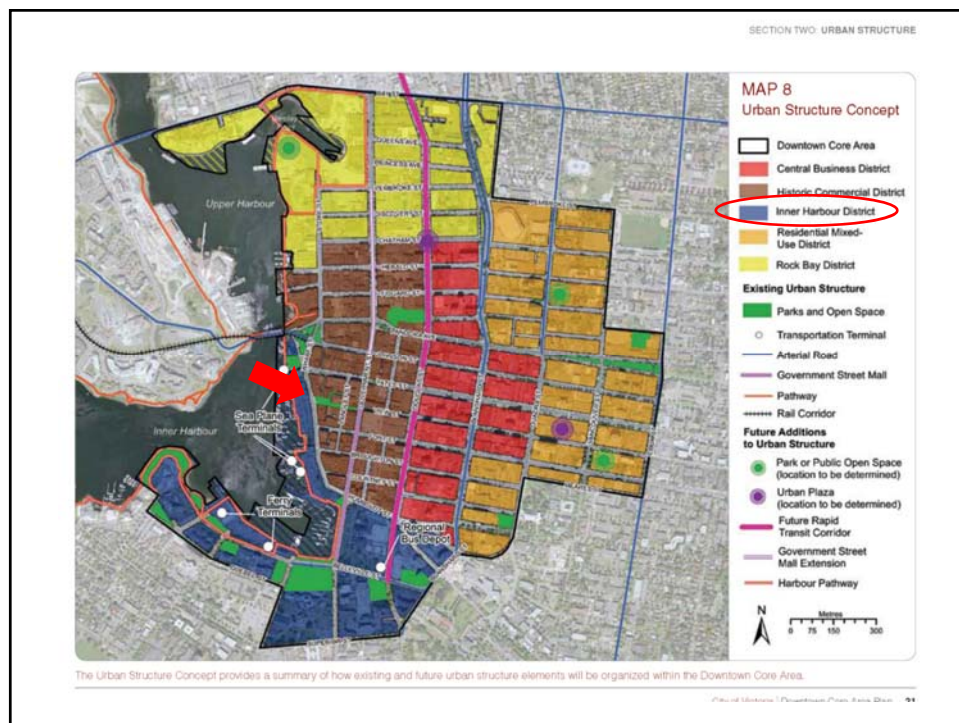
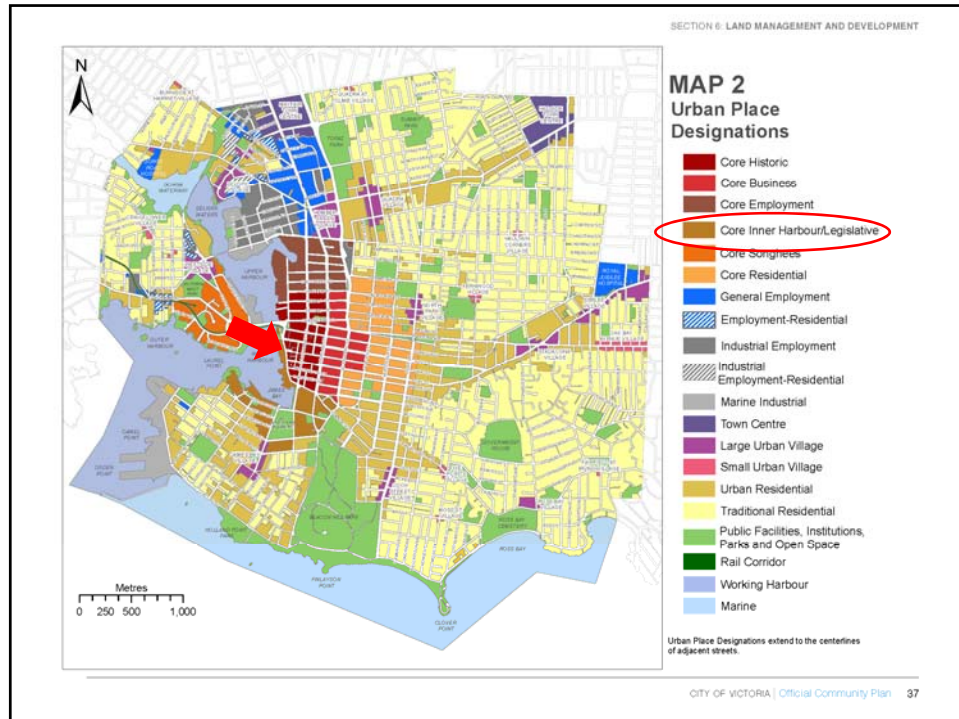


South Side



Across the Street







Map 12: Inner Harbour District

INNER HARBOUR DISTRICT – OBJECTIVES

The policies and actions for the Inner Harbour District (IHD) that are contained in this Plan collectively address the following objectives:

1. To reinforce and support the location of Provincial Government offices.
2. To successfully maintain and strengthen the IHD as the focus for tourism, government, culture, heritage, and economic development.
3. To develop and maintain a cohesive, well-designed and vibrant waterfront area.
4. To create a more fluid and seamless extension of the public realm northward toward the Johnson Street bridge and beyond, toward the Rock Bay District.
5. To improve public access to the waterfront.
6. To maintain a working Harbour.

INNER HARBOUR DISTRICT – POLICIES AND ACTIONS

ECONOMIC ACTIVITY

- 3.72. Support the location and operation of marine-dependent activities along the IHD waterfront.
- 3.73. Maintain the IHD as a focus for tourism-related activities as well as Provincial Government office and business activities.
- 3.74. Ensure that new development within the IHD accommodates uses that contribute to the vitality and economic health of the area.

HISTORIC CONTEXT

- 3.75. Support the protection and rehabilitation of heritage properties and ensure new infill development and improvements to the public realm are sensitively integrated into the historic environment.
- 3.76. Maintain key public views of the Inner Harbour to meet the urban design objectives of this Plan. (SEE SECTION 6 URBAN DESIGN)

RESIDENTIAL DEVELOPMENT

- 3.77. Ensure residential dwellings are part of mixed-use development that includes active commercial uses at the street level.
- 3.78. Ensure that residential development is located, designed and sited to mitigate any potentially negative effects on the general operation and function of adjacent employment activities.

SECTION SEVEN: HERITAGE

