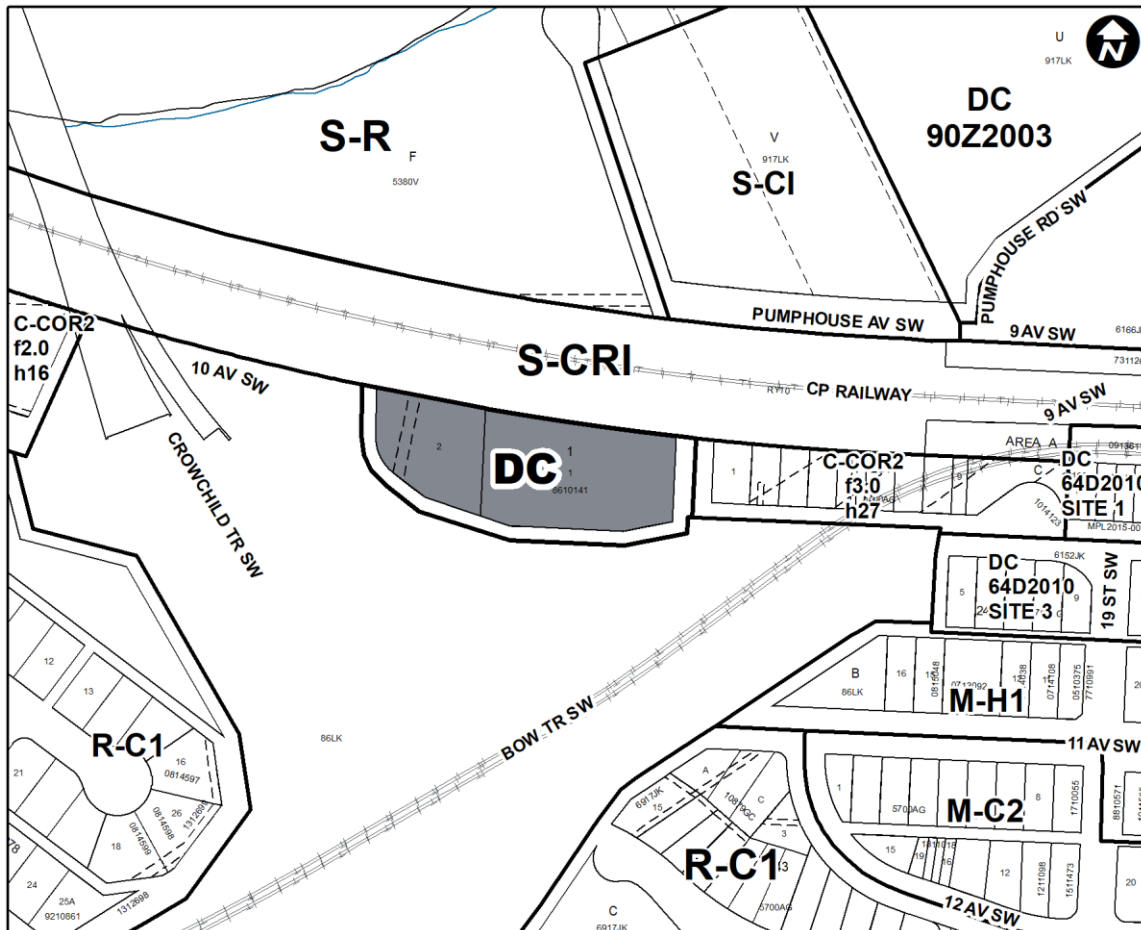


Proposed Direct Control Guidelines

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) allow for the additional **use** of a **Self Storage Facility** with additional rules for an urban commercial context.

Compliance with Bylaw 1P2007

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

4 The **permitted uses** of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Proposed Direct Control Guidelines

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Self Storage Facility.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 apply in this Direct Control District.

Rules for Self Storage Facility

- 7 The individual access to each compartment must be entirely internal to a **building**, with the exception of **buildings** existing on the date of passage of this Direct Control District.

Floor Area Ratio

- 8 The maximum **floor area ratio** is 4.5.

Building Height

- 9 The maximum **building height** is 27.0 metres.

TEXT FOR DISCUSSION ONLY