

TO: CITY MANAGER

2002 February 13

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: PROPOSED AMENDMENTS
SFU OFFICIAL COMMUNITY PLAN
P11e ZONING DISTRICT**

PURPOSE: To propose a number of amendments to the SFU Official Community Plan, and to the Burnaby Zoning Bylaw.

RECOMMENDATIONS:

1. **THAT** the City Solicitor be authorized to prepare the necessary amending bylaw for the SFU Official Community Plan Bylaw No. 10391 to include the amendments outlined in Appendix "A".
2. **THAT** the bylaw to amend the SFU Official Community Plan be advanced to First Reading on 2002 March 4 and to a Public Hearing on 2002 March 26.
3. **THAT** following First Reading of the amending bylaw for the SFU Official Community Plan, a copy be forwarded to the School District #41, GVRD Board, Coquitlam, and Port Moody for comment in accordance with the Local Government Act.
4. **THAT** the City Solicitor be authorized to prepare a bylaw amending the Burnaby Zoning Bylaw to incorporate the changes related to the P11e SFU Neighbourhood District outlined in Appendix "B".
5. **THAT** the bylaw to amend the Burnaby Zoning bylaw be advanced to First Reading on 2002 March 4 and to a Public Hearing on 2002 March 26.

R E P O R T

1.0 BACKGROUND

The Simon Fraser University Official Community Plan (SFU-OCP) and related Zoning Bylaw Amendments including creation of the P11 SFU Neighbourhood District were given Final Adoption by Council on 1996 September 09, following an extensive public consultation process. The SFU OCP and the P11 Zoning District provide for the potential development of up to 4,536 multi-family residential units with park and school sites and

associated support commercial facilities in two neighbourhoods as an alternative to University use, and also define and protect Naheeno Park as a natural area. Adoption of the SFU OCP and the related zoning amendments flowed from a November 16, 1995 agreement in principle between the City of Burnaby, the Provincial Government and Simon Fraser University for the return of 773 acres of Simon Fraser University lands to the City for inclusion in the Burnaby Mountain Conservation Area, in return for transfer of the approximately 4 acre portion within the Ring Road of a parcel of land owned by the City, as well as the provision of \$10 million in land value from the City and \$5 million from the Province's Lower Mainland Nature Legacy Program to establish the University's Burnaby Mountain Endowment Fund.

The approval of the proposed subdivision and development of the resulting parcels under the existing P11 SFU Neighbourhood District zoning are administrative matters which do not require Council approval. This reflects the approach agreed on by SFU and the City in 1996, and reflected in the SFU Official Community Plan and Zoning Bylaw amendments which were adopted by Council that year following an extensive public consultation process.

City staff have been working with the Burnaby Mountain Community Corporation (BMCC) and its consultant team since Spring 2000 towards BMCC's objective of obtaining Subdivision Approval for the creation of parcels for the development of the first phase of the East Neighbourhood residential community at SFU.

The SFU Official Community Plan requires detailed neighbourhood planning to be pursued prior to subdivision application. BMCC is preparing its East Neighbourhood Plan to meet this requirement. Although this will be BMCC's plan and Council approval is not required, the Plan is being prepared in consultation with City staff as part of the Subdivision Approval process. In principle, staff consider BMCC's draft East Neighbourhood Plan as a sound conceptual basis for the development of a new residential community at SFU (see **attached** Sketch #1 Illustrative Site Plan and Sketch #2 Draft Phase 1 Subdivision Plan). Detailed environmental and servicing requirements are still being pursued through the Subdivision Approval process.

In the course of preparing the East Neighbourhood Plan, BMCC, its consultants and City Staff have identified a number of amendments to the SFU OCP and to the Zoning Bylaw which would best accommodate the desired development of the Neighbourhood. These amendments recognize the sustainable character of the proposed community and its unique campus context which is different from the other areas of the City. The proposed amendments are discussed below, and summarized in the **attached** Appendices "A" and "B".

2.0 PROPOSED SFU-OCP AMENDMENTS

2.1 Maximum Unit Density: Section 2.5.5

It is recommended that the Maximum Unit Density in *Section 2.5.5 East Neighbourhood Statistics* be specified as a “*Neighbourhood Average*” in order to increase the developer’s flexibility with respect to unit sizes on individual sites, while not changing the density or maximum number of units in the overall neighbourhood.

2.2 Secondary Suites: add Section 2.5.8

City staff concur with Burnaby Mountain Community Corporation’s suggestion that permitting secondary suites within condominium units would be one way of encouraging the provision of rental units for students and others who wish to live within the East Neighbourhood. This reflects the special location of the neighbourhood in close proximity to the University campus and the provision of excellent public transit services to and from the Mountain community. Accordingly, it is recommended that the following Section be included in the SFU-OCP.

2.5.8 The inclusion of student and other affordable housing within the residential neighbourhood is encouraged. SFU and the City will facilitate the inclusion of secondary suites within condominium apartments and townhouses as one means of achieving this. The secondary suites are not included in the maximum unit counts specified above.

The recommended Zoning Bylaw amendments in the following section of this report include details regarding the proposed secondary suites.

2.3 East Neighbourhood School: Section 2.6.2

The current provisions of the SFU-OCP regarding the school site read as follows:

2.6.1 A school site with an area of 2.8 ha (6.9 acres) is provided within the Core area of each Residential Neighbourhood (see Figure 4). At the time of the first subdivision for residential leasehold parcels within a neighbourhood, a coterminous leasehold parcel will also be created for the school site, and a lease at no cost (or registered agreement to lease) will be provided to the School Board.

2.6.2 The actual size and configuration of the school site parcel, and associated neighbourhood park, will be based on the demonstrated feasibility of developing the required facilities, taking into account enrollment projections and the topography and natural features of the site.

2.6.3 *If it is determined by the School District that a school site is not required for school purposes, it is to revert to the University for residential development.*

BMCC has, however, suggested a school site with an area of 1.9 ha (4.7 acres) with the existing East Academic Annex building on it. Although details are still being finalized, the School District has agreed to this site in principle, subject to a number of conditions, including BMCC providing the school's required parking on an adjacent site and transferring the existing building to the School District for use as the elementary school. In addition, BMCC has agreed that once the school site's capacity is reached, residential development would temporarily cease until a second school site was made available. Adapting the existing building for use as the neighbourhood school is supported as an example of sustainable development. BMCC is hopeful that it may be possible to accomplish this change to school use in phases, to allow a school to be available as early as possible in the East Neighbourhood's development.

To accommodate the above approach, it is recommended that the following paragraph be added to Section 2.6.2.

Based on mutual agreement by SFU and the School District, the East Neighbourhood School may have a site area of less than 2.8 ha (6.9 acres), reflecting SFU's commitment to provide parking for the school on an adjacent site and the potential for conversion of the existing building on the site to school use, as well as SFU's commitment to provide the second school site within the South Neighbourhood as soon as it is required.

It is also recommended that the following Section 2.6.3 be amended to recognize that the playfield planned for the school site complements the adjacent park site, as follows (added wording underlined):

2.6.3. *If it is determined by the School District that a school site is not required for school purposes, it is to revert to the University for residential development, except that the defined playfield and playground area of the East Neighbourhood School site is to be incorporated into the adjacent park site.*

2.4 **Naheeno Park: Section 2.7.1**

On 2001 November 26, Council adopted the following recommendation which had been previously adopted by the Parks, Recreation and Cultural Commission:

THAT, upon subdivision and creation of a legal parcel for Naheeno Park, the Park remain under SFU's ownership and management and be protected through registration of a covenant to administer the Park as a natural undeveloped park area, a statutory right-of-

way for public access, and an option for the City to lease the Park in future should it be determined that it is in the City's best interest to do so.

The reason for this adjusted approach to management of Naheeno Park was the recognition that under current legislation, the City would have to pay a significant amount of property taxes for Naheeno Park if it were leased. The City has therefore requested an amendment to Section 339 (1) of the Local Government Act to exempt from taxation land vested in, leased, occupied, or held and used for Park purposes by the Municipality. This would enable the City to enter into a lease at no cost in the future, if it is deemed desirable to do so. To address the existing situation, however, it is recommended that the following paragraph be added to Section 2.7.1 of the SFU-OCP.

Alternatively, by mutual agreement, SFU may continue to manage the Naheeno Park parcel as a conservation area for an interim period, subject to registration (at the time of subdivision) of a covenant protecting it as a natural undeveloped park area, and of a statutory right-of-way providing for public access for passive recreation purposes.

2.5 Neighbourhood Park: Section 2.7.2

Section 2.7.2 of the adopted SFU-OCP specifies two Neighbourhood park sites in the South Neighbourhood: one of 2.0 ha (5.0 acres) adjacent to the South Neighbourhood School and one of 0.61 ha (1.5 acres) in the Core Area. Because it was expected (but not certain) that the South Neighbourhood would be developed before the East Neighbourhood, the OCP specifies that the park site for the East Neighbourhood, adjacent to the school, should be "0.57 ha (1.4 acres) or 2.0 ha (5.0 acres) if subdivision of the East Neighbourhood precedes subdivision of the South Neighbourhood (to be reduced subsequently if subdivision of the South Neighbourhood proceeds)." The intent was to ensure that there would be at least one 5.0 acre neighbourhood park for the community even if only the East Neighbourhood were developed. BMCC and City staff have, however, now developed an alternative approach, which avoids the awkward situation whereby a 5.0 acre park could be developed in the East Neighbourhood and subsequently reduced in size. This involves a permanent 2.0 acre park site adjacent to the playfields of the planned neighbourhood school site. The playfield and playground would become part of the park site if the school were closed or never developed.

A 0.46 acre portion of the adjacent B.C. Hydro development site, including an attractive plaza area which will be upgraded and maintained by BMCC, will also function as an integrated public open space, with public access guaranteed by a statutory right-of-way. BMCC and B.C. Hydro have achieved an agreement in principle in this regard, and details (including plaza plans to the approval of the City) will be finalized prior to approval of the first phase subdivision. It is recommended that the third bullet in Section 2.7.2 be amended to read as follows:

2.7.2 Neighbourhood park sites located and sized as follows . . .

- adjacent East Neighbourhood School 0.79 ha (2.0 acres) plus a 0.18 ha (0.46 acres) statutory right-of-way area including the B.C. Hydro plaza and building setback area which is to be upgraded and made available for public use in conjunction with the Park; if school use of the adjacent site is not commenced or is discontinued, the playfield and playground area of the school site will be incorporated into the Neighbourhood Park.

Parks staff support this change, and will be submitting a report to the Parks Recreation and Cultural Commission, seeking its concurrence.

2.6 Increased Density for Mixed-Use Commercial Sites: add Section 2.9.4

Section 2.9 of the adopted SFU-OCP encourages the development of a commercial centre at the east end of the University’s main axis as part of the East Neighbourhood to serve both the University and residential communities. BMCC has strongly incorporated this concept into the East Neighbourhood Plan as the University Boulevard “Main Street”. City staff agree with BMCC that in order to enhance the commercial vitality of the area, it may prove desirable to increase the density for mixed-use developments above the 1.7 maximum Floor Area Ratio applicable under the existing P11E zoning, possibly as high as 2.5 through the use of Comprehensive Development rezoning. It is recommended that the following section be added to the SFU-OCP to allow for such potential rezonings in the future.

2.9.4 Although the maximum Floor Area Ratio under the existing P11e zoning is 1.7, higher densities for mixed-use developments along the East Neighbourhood’s commercial “Main Street” may be accommodated by rezoning specific sites to Comprehensive Development District based on commercial and multiple-family zoning district use and density guidelines.

3.0 PROPOSED AMENDMENTS TO BURNABY ZONING BYLAW

3.1 Secondary Suites

Zoning Bylaw amendments are required to permit the Secondary Suites as discussed above within the P11e SFU Neighbourhood District. Firstly, a definition the same or similar to the following is recommended to define and establish suitable standards for secondary suites.

- “Self-Contained Multiple Family Secondary Suite” means a secondary dwelling unit which*
- 1. comprises part of an apartment or townhouse strata lot*
 - 2. has a minimum size of 27 m² (290.6 sq.ft.) and a maximum of 35% of the total strata lot*

3. includes full washroom facilities (shower or bathtub/shower, toilet and sink), cooking facilities (compact range, compact refrigerator, kitchen sink, counter space, and cabinet space) and in-suite closet
4. has telephone and cablevision prewired
5. has an independent lockable suite entrance (separate from principal unit) to exterior of strata lot.

Secondly, Secondary Suites are to be added as a permitted use in the P11e Zoning District together with a number of criteria intended to make them particularly suitable as student housing. It is recommended that wording the same or similar to the following be added to Section 511.2:

Self-Contained Multiple Family Secondary Suites, provided that:

- a) if secondary suites are included in a development, they are to be provided within at least 10 units, to a maximum of 50% of the units in the development
- b) all secondary suites are to be registered with SFU student housing registries
- c) an independent internet connection compatible with the SFU network shall be installed in each secondary suite
- d) the development includes common laundry facilities (1 washer/dryer set per 20 suites).

3.2 Number of Principal Buildings on a Lot

Section 6.1 of the current Burnaby Zoning Bylaw limits the number of residential use buildings on a lot to one, and states that no residential use building shall be located on the same lot as a non-residential use building or use, except as otherwise provided for in the Bylaw. Comprehensive Development CD rezonings have been utilized to permit multiple family and mixed-use developments with more than one building. Since much of the SFU East Neighbourhood will not necessarily be developed under CD zoning, the Zoning Bylaw should be amended to specify that this section does not apply to the P11e Zoning District.

3.3 Reduced Minimum Unit Sizes

Section 6.10(2) of the current Burnaby Zoning Bylaw specifies the following minimum apartment and townhouse unit sizes which apply in all zones:

- a) Studio unit - 37 m² (398.28 sq.ft.)
- b) 1 bedroom suite - 56 m² (602.80 sq.ft.)
- c) 2 bedroom suite - 70 m² (753.50 sq.ft.)
- d) 3 bedroom suite - 84 m² (904.20 sq.ft.)

In order to allow greater diversity in housing forms within the East Neighbourhood given its unique context as part of the SFU campus community, and to encourage the inclusion of more affordable housing, staff support BMCC's request to add the following reduced minimum unit sizes for the P11e Zoning District only:

- *Studio unit - 30 m² (322.93 sq.ft.)*
- *1 bedroom suite - 50 m² (538.21 sq.ft.)*
- *2 bedroom suite - 65 m² (699.68 sq.ft.)*
- *3 bedroom suite - 80 m² (861.14 sq.ft.)*

3.4 SFU/BMCC Development Guidelines and Public Consultation Process

BMCC and City staff have agreed that it would be desirable to explicitly include the following additional submission requirements, which relate to Section 5.3 of the SFU-OCP, for applications for development in the P11 Zoning District under Section 5.11.4 (1):

- (l) *SFU-BMCC's summary of the University Public Consultation for the specific development, and*
- (m) *SFU-BMCC's certification that the development complies with SFU-BMCC's Development Guidelines*

3.5 Underground Parking in P11e District

The first phase of the East Neighbourhood includes steeply sloping sites between the Ring Road and the planned University Crescent. Vehicular access to the underground parking garages will generally be from University Crescent, the high side. There will be significant landscaped setbacks (riparian zones and tree covenants) adjacent to the Ring Road on the low side. Taking into account the topography and architectural studies undertaken by BMCC's consultants, it is recommended that specific regulations the same or similar to the following for underground parking be added:

- 511.15 *On steeply sloping sites in the P11e Zoning District, underground parking can extend up to 6.5 m (21.33 ft.) above existing natural grade, subject to the following conditions:*
- *no parking wall shall extend more than 3.5 m (11.48 ft.) above the immediately adjacent finished grade*
 - *suitable design treatment of all exposed parking wall surfaces (i.e. not located behind residential or recreational floor space) is required; treatment shall comprise landscaped berms, planters, and/or metal lattice with ivy or other evergreen planting*

- *use of mechanical ventilation, with no physical openings other than for vehicle and pedestrian access, is required for underground parking*
- *exposed parking wall surfaces extending more than 800 m (2,62 ft.) above the adjacent finished grade shall be setback at least 15 m (49.2 ft.) from the right-of-way of any publicly-traveled road.*

3.6 Reduced Parking Requirements for P11e Districts

The SFU East Neighbourhood is planned as a sustainable residential community, with an emphasis on walking, cycling and public transit. The Neighbourhood Plan includes a trail system in addition to sidewalks along all streets, to encourage walking and cycling. BMCC will be initiating a co-op bicycle “Green Bike” demonstration program which will make free shared bicycles available for the use of the residential and student community and will also encourage inclusion of a bicycle shop/repair facility as part of the new commercial development. BMCC will require inclusion of bicycle parking and car co-op parking spaces in every development. BMCC is also committed to upgrading the existing transit exchange in its current location, and in conjunction with SFU and TransLink will investigate implementation of an innovative “community shuttle” bus to serve the neighbourhood and University campus as soon as possible. BMCC is also trying to work with TransLink, SFU, and the Simon Fraser Student Society towards implementation of a neighbourhood bus pass program.

In view of these initiatives, and to support the sustainable approach to development being pursued for this unique community, staff support BMCC’s request for lowering required parking provision standards for the East Neighbourhood, including some potential use of existing student parking lots for visitors. Under the existing regulations in Section 800.4 (2) of the Zoning Bylaw, required parking is 1.6 space (comprising 1.35 resident space plus 0.25 visitor spaces) for each apartment unit, and 1.75 space (comprising 1.5 residential space plus 0.25 visitor space) for each townhouse unit. It is recommended that a section be added with reduced requirements the same or similar to the following:

Townhouses and Apartments in P11e Districts:

- *1.0 for each dwelling unit, plus 0.1 for each bedroom in excess of 1 bedroom, plus 0.2 for visitor parking (of which up to 0.1 can be permanently provided on another site within 400 m (1,312 ft.) walking distance, but at least 0.1 of which, including all required visitors’ handicap spaces, shall be provided on-site).*

Secondary Suites in P11e Districts:

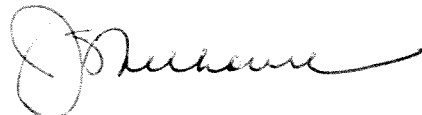
- *0.25 for each dwelling unit.*

4.0 CONCLUSIONS

The amendments to the SFU-OCP and to the Burnaby Zoning Bylaw recommended above flow from the neighbourhood planning process BMCC and its consultants have been pursuing in co-operation with City staff, and recognize the unique campus context and sustainable character of the proposed community. All the proposed amendments have been discussed with, and are supported by BMCC.

Recommended amendments to the OCP, in particular those related to the school and park sites, need to be finalized before the subdivision application can be approved.

In addition to the Zoning amendments outlined above, which are specific to the SFU Neighbourhood, a number of other desirable zoning amendments applicable to other districts were also identified during the course of staff's work with BMCC. These relate to improving security for visitor parking, inclusion of bicycle parking requirements, and more flexibility regarding the provision of amenity space. A forthcoming report will include Zoning Bylaw amendment recommendations regarding these issues.

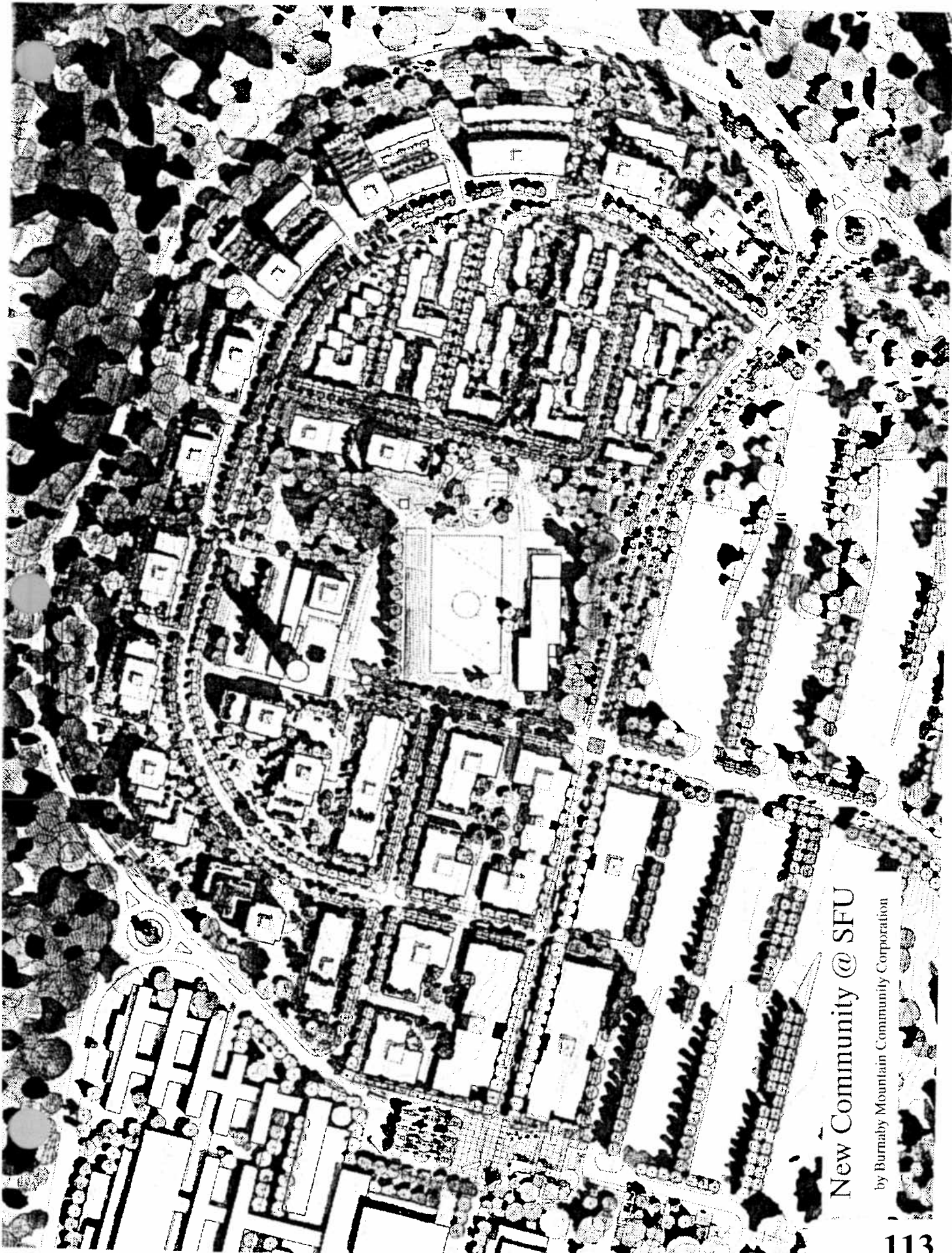


J. S. Belhouse
Director Planning and Building

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Attach

cc: Director Parks, Recreation and Cultural Services
Director Engineering
City Solicitor
City Clerk
Burnaby School District 41

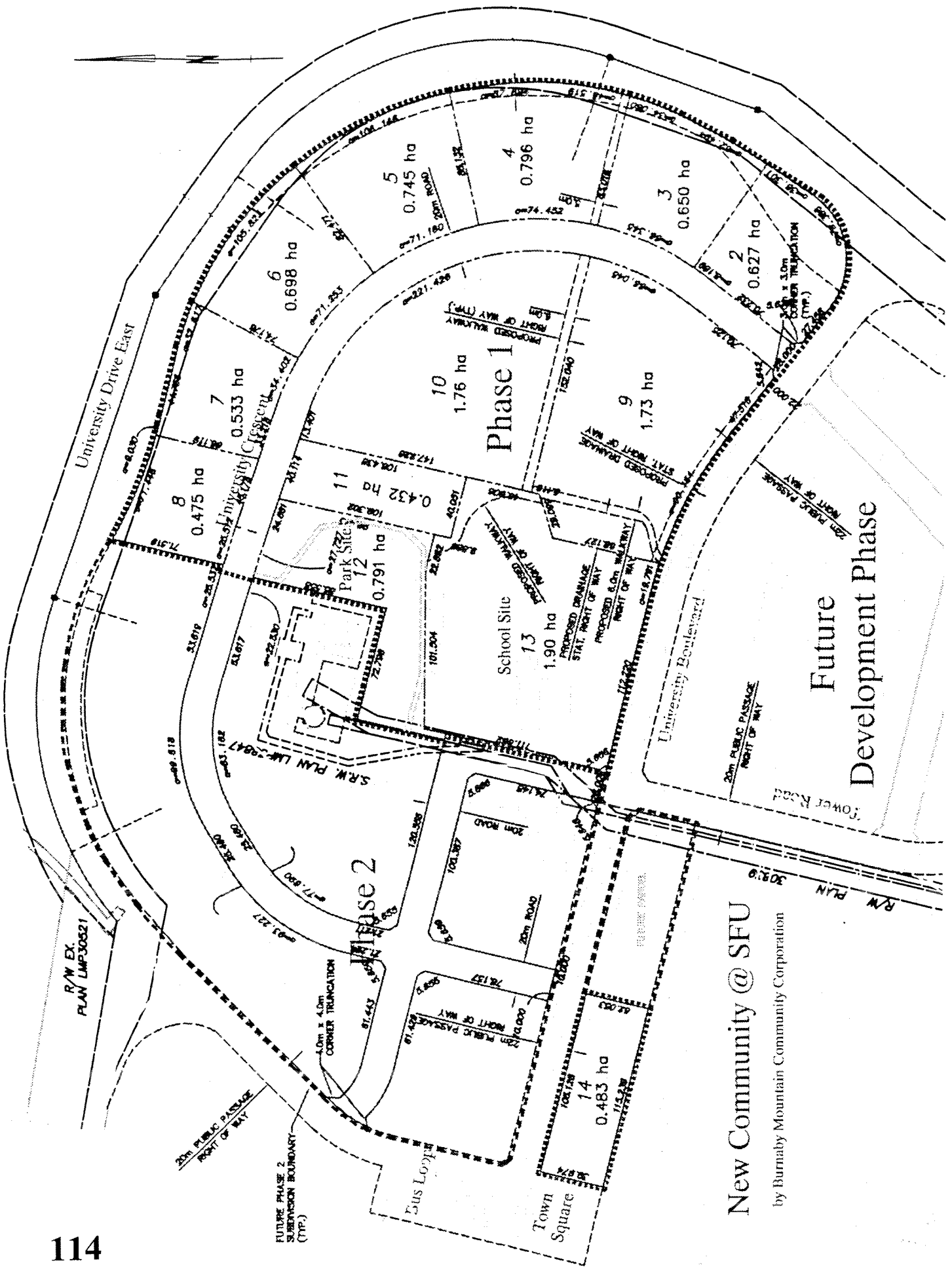
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New Community @ SFU

by Burnaby Mountain Community Corporation

ILLUSTRATIVE SITE PLAN • SKETCH# 1



New Community @ SFU

by Burnaby Mountain Community Corporation

DRAFT PHASE 1 SUBDIVISION PLAN • SKETCH #2

Appendix 'A'
SFU OCP
Proposed Amendments

“Maximum Unit Density” in Section 2.5.5: change to read:

Maximum Unit Density (Neighbourhood Average)

Secondary Suites: add Section 2.5.8

- 2.5.8 *The inclusion of student and other affordable housing within the residential neighbourhoods is encouraged. SFU and the City will facilitate the inclusion of secondary suites within condominium apartments and townhouses as one means of achieving this. The secondary suites are not included in the maximum unit counts specified above.*

East Neighbourhood School: add following to Section 2.6.2

Based on mutual agreement by SFU and the School District, the East Neighbourhood School may have a site area of less than 2.8 ha (6.9 acres), reflecting SFU's commitment to provide parking for the school on an adjacent site and the potential for conversion of the existing building on the site to school use, as well as SFU's commitment to provide the second school site within the South Neighbourhood as soon as it is required.

East Neighbourhood School: add following to Section 2.6.3

... , except that the defined playfield and playground area of the East Neighbourhood School site is to be incorporated into the adjacent park site.

Naheeno Park: add to Section 2.7.1

Alternatively, by mutual agreement, SFU may continue to manage the Naheeno Park parcel as a conservation area for an interim period, subject to registration (at the time of subdivision) of a covenant protecting it as a natural undeveloped park area, and of a statutory right-of-way providing for public access for passive recreation purposes.

East Neighbourhood Park: revise 3rd bullet of Section 2.7.2 to read:

- 2.7.2 *Neighbourhood park sites located and sized as follows . . .*
- *adjacent East Neighbourhood School 0.79 ha (2.0 acres) plus a 0.18 ha (0.46 acres) statutory right-of-way area including the B.C. Hydro plaza and building setback area*

which is to be upgraded and made available for public use in conjunction with the Park; if school use of the adjacent site is not commenced or is discontinued, the playfield and playground area of the school site will be incorporated into the Neighbourhood Park.

Increased density for mixed-use sites along University Boulevard: add Section 2.9.4

2.9.4 *Although the maximum Floor Area Ratio under the existing P11e zoning is 1.7, higher densities for mixed-use developments along the East Neighbourhood's commercial "Main Street" may be accommodated by rezoning specific sites to Comprehensive Development District based on commercial and multiple-family zoning district use and density guidelines.*

Appendix 'B'
Proposed Zoning Bylaw Amendments
related to SFU East Neighbourhood

Include a Definition of Secondary Suites in Section 3 of the Zoning Bylaw:

“Self-Contained Multiple Family Secondary Suite” means a secondary dwelling unit which

- (2) comprises part of an apartment or townhouse strata lot
- (3) has a minimum size of 27 m² (290.6 sq.ft.) and a maximum size of 35 % of the total strata lot
- (4) includes full washroom facilities (shower or bathtub/shower, toilet, and sink), cooking facilities (compact range, compact refrigerator, kitchen sink, counter space, and cabinet space), and in-suite closet
- (5) has telephone and cablevision prewired
- (6) has an independent lockable suite entrance (separate from principal unit) to exterior of strata lot.

Include Secondary Suites as a Permitted Use in P11e Districts (Section 511.2):

Self-Contained Multiple Family Secondary Suites, provided that:

- (a) if secondary suites are included in a development, they are to be provided within at least 10 units, to a maximum of 50 % of the units in the development
- (b) all secondary suites are to be registered with all SFU student housing registries
- (c) an independent internet connection compatible with the SFU network shall be installed in each secondary suite
- (d) the development includes common laundry facilities (1 washer/dryer set per 20 suites)

Number of Principal Buildings on a Lot: amend Section 6.1

Sections 6.1 (1) and (2) do not apply to the P11e Zoning District.

Reduced Minimum Floor Area for Dwelling Units
in P11e Districts to be included in Section 6.10

Studio unit -- 30 m² (322.93 sq.ft.)

1 bedroom suite -- 50 m² (538.21 sq.ft.)

2 bedroom suite -- 65 m² (699.68 sq.ft.)

3 bedroom suite -- 80 m² (861.14 sq.ft.)

Include SFU-BMCC's Development Guidelines and Public Consultation Process (see Section 5.3 of SFU OCP) in Section 511.4(1) of P11 District:

- SFU-BMCC's summary of the University Public Consultation for the specific development, and
- SFU-BMCC's certification that the development complies with SFU-BMCC's Development Guidelines.

Specific Regulations for Underground Parking in P11e Districts (new Section 511.15):

On steeply sloping sites in the P11e Zoning District, underground parking can extend up to 6.5 m (21.33 ft.) above existing natural grade, subject to the following conditions:

- no parking wall shall extend more than 3.5 m (11.48 ft.) above the immediately adjacent finished grade
- suitable design treatment of all exposed parking wall surfaces (i.e. not located behind residential or recreational floor space) is required; treatment shall comprise landscaped berms, planters, and/or metal lattice with ivy or other evergreen planting
- use of mechanical ventilation, with no physical openings other than for vehicle and pedestrian access, is required for underground parking
- exposed parking wall surfaces extending more than 800 mm (2.62 ft.) above the adjacent finished grade shall be setback at least 15 m (49.2 ft.) from the right-of-way of any publicly-travelled road

Reduced Parking Requirements for P11e Districts to be included in Section 800.4 (2)

Townhouses and Apartments in P11e Districts:

- 1.0 for each dwelling unit, plus 0.1 for each bedroom in excess of 1 bedroom, plus 0.2 for visitor parking (of which up to 0.1 can be permanently provided on another site within 400 m (1,312 ft.) walking distance, but at least 0.1 of which, including all required visitors' handicap spaces, shall be provided on-site).

Secondary Suites in P11e Districts:

- 0.25 for each dwelling unit