

Child Care Incentive Policy

Reason for the Policy

This policy implements actions related to creating new child care spaces through the development application process, as identified in the City of Coquitlam Child Care Partnership Strategy.

Policy

This policy includes requirements for estimating the impact of proposed development on child care needs, provides options for mitigating that impact, and establishes incentives for including child care space in proposed development.

Scope

This policy provides a framework to support addressing child care needs generated by residential development proposed through zoning amendment.

Definitions

ASSEMBLY CHILD CARE means a use providing care for nine or more children in facilities licensed under the provincial Child Care Licensing Regulation.

CHILD CARE means a use providing care for eight or fewer children in facilities licensed under the provincial Child Care Licensing Regulation.

General Procedures

1. Child Care Impact Assessment

- 1.1. All zoning amendment applications proposing new residential units are to complete a standardized template (provided by staff) to estimate the number of children aged 0-12 years likely to occupy the proposed development and the corresponding number of new licensed child care spaces needed to meet target child care access rates as established in the Child Care Partnership Strategy.
- 1.2. Development applications proposing new residential units that are unlikely to house children aged 0-12 years, such as seniors' housing or student dorms, are exempt from the requirement to provide a child care impact assessment.

CITY OF COQUITLAM

Policy and Procedure Manual

2. Child Care Impact Mitigation

- 2.1. All zoning amendment applications proposing new residential units are to address the child care impact generated by the proposed development. Options for mitigating the child care impact of a proposed development include:
 - i. Constructing on-site child care,
 - ii. Contributing cash-in-lieu to the Child Care Partnership Reserve Fund, or
 - iii. Submitting alternative plans for addressing the child care need generated by the proposed development.
- 2.2. Proposals for child care impact mitigation are to be proportional to the impact of the proposed development. A combination of the above options for mitigating child care impact may be used in order to achieve proportionality.

3. Child Care Incentives

The following incentives are available to encourage the provision of on-site Assembly Child Care or Child Care facilities as part of development applications.

3.1. Floor Area Exemption

- 3.1.1. For development proposals for which there is a minimum employment-generating floorspace requirement, child care floor area may count toward meeting this requirement.
- 3.1.2. For mixed-use projects, child care floor area that exceeds the minimum employment-generating floorspace requirement is to be excluded from the overall gross floor area calculation.
- 3.1.3. For residential projects without a minimum employment-generating floorspace requirement, child care floor area is to be excluded from the overall gross floor area calculation.

3.2. CAC Credit

- 3.2.1. When a sufficient number of child care spaces are provided on-site according to the Child Care Impact Assessment, or alternative plans are approved to mitigate the impact of child care need generated by a proposed development, credit may be applied to the portion of CAC that would otherwise be volunteered as a contribution to the Child Care Partnership Reserve Fund.
- 3.2.2. If child care is provided on-site, or alternative plans are approved, but not in sufficient amount to meet all of the child care need generated by the proposed development according to the Child Care Impact Assessment, a partial CAC credit, in proportion to the percentage of child care need met by the proposal, may be considered.

CITY OF COQUITLAM

Policy and Procedure Manual

3.3. Density Bonus

- 3.3.1. When a child care facility is included in a proposed development, additional density in the amount of up to three times the indoor floor area of the child care facility may be applied to the proposal, as exempt FAR.
- 3.3.2. This density bonus is available only for projects that exceed the base density of the zone and that have maximized all other available density bonuses.

3.4. Common Amenity Area Credit

- 3.4.1. When a child care facility is provided on-site to mitigate the impact of child care need generated by a proposed development, the Common Amenity Area that would otherwise be required may be reduced by up to 20%, to a maximum of 100 square metres, provided that sufficient, high quality Common Amenity Area is provided based on City bylaws and policy.

3.5. Prohibition

- 3.5.1. As a condition of use of the Child Care Incentives specified above, development applicants must adhere to any measures deemed appropriate by the City to prohibit the use of the space for non-child care purposes.