



# Coquitlam Child Care Incentives

## *for New Multi-Family Developments*

This brochure is designed for developers and applicants to learn more about new child care incentives available for multi-family rezoning applications.

### **About the new Child Care Incentive Policy**

The [Child Care Partnership Strategy](#) includes actions to support and encourage the creation of new child care facilities through development. Two key policies—the [Child Care Incentive Policy](#) and [Child Care Partnership Reserve Fund Policy](#)—incentivize the construction of new child care spaces as part of new multi-family residential rezoning applications.

The City of Coquitlam works in partnership with others to promote equitable access to affordable, high-quality child care that nurtures healthy child development, facilitates labour force participation, meets the diverse needs of children and families, fosters community connection, and strengthens neighbourhoods.



## How can development support the creation of new child care spaces?

- Building on-site child care facility, particularly for high priority age groups
- Contributing cash-in-lieu to the Child Care Partnership Reserve Fund
- Submitting alternative plans for addressing child care needs for Council's consideration, such as off-site child care proposal or other alternatives

### Including High Priority Age Groups

The [Child Care Partnership Strategy](#) identifies infants/toddlers (0 – 36 months) and school-age children (5 – 12 years) as most in need of new licensed child care spaces.



**Infant/Toddler**  
0 – 36 months



**School-Age**  
5 – 12 years

All facilities proposed through this incentive program **must include spaces for one or both high priority age groups.**

### Meeting Diverse Needs

The strategy encourages facilities to accommodate underserved populations, including:

- Children with extra support needs
- Indigenous families
- Families from minority cultures
- Low-income families
- Immigrant and refugee families
- Francophone families

Programs offering flexible and extended hours of care are also encouraged.

## How does the city support the creation of new child care spaces through incentives?

### Floor Area Exemption

- Child care floor area may count toward meeting the minimum employment-generating floor space requirement.
- For mixed-use projects, child care floor area that exceeds the minimum employment-generating floor space requirement is to be excluded from the overall gross floor area.
- For residential projects child care floor area is to be excluded from the overall gross floor area.

### Community Amenity Contribution (CAC) Credit

- When a sufficient number of child care spaces are provided on-site, or alternative plans are approved, credit may be applied to the portion of CACs that would otherwise be allocated to the Child Care Partnership Reserve Fund.
- If child care is provided on-site, or alternative plans are approved, but not in sufficient amount to meet all the child care need, a partial CAC credit may be considered.

*The amount will be calculated in proportion to the percentage of child care need met by the proposal.*

### Additional Density

- When a child care facility is included in a development, additional density in amount of up to three times the indoor floor area of the child care facility may be applied to the proposal, as exempt FAR.

*This bonus is available only for projects that exceed the base density of the zone and that have maximized all other available density bonuses.*

### Common Amenity Area Credit

- When a child care facility is provided on-site, the Common Amenity Area that would otherwise be required may be reduced by up to 20%. The maximum reduction area allowed is up to 100 m<sup>2</sup>, provided that sufficient, high quality Common Amenity Area is provided based on City bylaws and policies.



## How is child care need determined within new developments?



Child care need is determined using the City's Child Care Impact Assessment tool. All rezoning applications proposing new multi-family units **need to complete the Child Care Impact Assessment form template** (provided by your file manager) that includes:

- Estimated number of 0 – 12 years old children likely to occupy the proposed development
- Number of new licensed child care spaces needed to meet target access rates.



## What does a successful child care facility look like?

Developers can support the delivery of child care facilities that meet the needs of families and children by designing high quality indoor and outdoor child care spaces. Healthy and quality environment will support social, emotional, cognitive and physical development of children.

It is highly recommended that developers engage with [Fraser Health Child Care Licensing](#) as early as possible, as well as a potential operator, to ensure that the proposed facility is designed in compliance with facility requirements and meets operating needs of the child care provider.

Employee to child ratio requirements can be found on [Schedule E of the BC Child Care Licensing Regulation](#).

The [YMCA Child Care Resource and Referral](#) can assist with connection to local child care operators.

## Space Considerations



**3.7 m<sup>2</sup> per child** is a required minimum for indoor activity floor area (excluding hallways, built-in storage areas, washrooms, etc). Estimated gross floor area: 6 – 10 m<sup>2</sup> per child.



**6 m<sup>2</sup> per child** is a required minimum for outdoor playable area. It is recommended that outdoor spaces are provided at the same grade as the indoor space and contiguous with it.

## Recommended Program Types and Scales of Operation

	37 Space Facility	61 Space Facility	73 Space Facility
 Infant/Toddler 0 – 36 mos	12 Spaces	12 Spaces	24 Spaces
 School-Age 5 – 12 yrs		24 Spaces	24 Spaces
 Preschool-Age 30 mos – 5 yrs	25 Spaces	25 Spaces	25 Spaces

To enhance the operational and economic viability of child care facilities, the City encourages licensed programs serving different age group delivered under the same roof.

Including various age groups within a facility:

- Helps to meet targets for the highest priority age groups (infants/toddlers and school age children)
- Promotes continuity of care and stability for children and families
- Reduces building costs, as support spaces can be shared



## Additional Resources

All child care facilities must meet the minimum requirements of the:

- [BC Child Care Licensing Regulation](#)
- [Provincial Standards of Practice](#)

External resources to help design a healthy child care environment:

- [Vancouver Coastal Health Design Resource for Child Care Facilities](#)
- [City of Richmond Child Care Design Guidelines](#)

Partnership with a not-for-profit child care provider and application to the [ChildCareBC New Spaces Fund](#) is strongly encouraged. Up to \$40,000 per space, with no maximum cap, is available for eligible projects.

- [New Spaces Fund Resources](#)

Partnership with a not-for-profit operator would also enable an application for additional \$2,500 per space from the City's [Child Care Partnership Reserve Fund](#).