

TO: CITY MANAGER

1996 SEPTEMBER 18

FROM: DIRECTOR PLANNING AND BUILDING

OUR FILE: 17.315.1

SUBJECT: FAMILY CHILD CARE OPERATIONS IN RM DISTRICTS AND RELATED ZONING BYLAW TEXT AMENDMENTS

PURPOSE: To recommend amendments to the Burnaby Zoning Bylaw to improve clarity of its child care provisions and to permit family child care centres in Burnaby's RM (Multiple Family Residential) Districts.

RECOMMENDATIONS:

1. **THAT** the Solicitor be authorized to prepare a Zoning Bylaw text amendment which
 - a) adds the following definition to Section 3 of the Bylaw:

"Family child care centre" means an operation licensed under the Community Care Facility Act as a family child care centre.
 - b) amends the definition of "home occupation" in Section 3 by replacing the phrase "family day care centre licensed under the Community Care Facility Act" with "family child care centre,"
 - c) deletes the definition of "kindergarten" from Section 3,
 - d) deletes the term "kindergarten" from Sections 501.1(2), 505.1(3), and 800.4(9),
 - e) replaces the term "kindergarten" with "child care facility" in Section 501(4),
 - f) replaces the term "kindergartens" with "child care facilities" in Section 505.4(1)(b),
 - g) replaces the phrase "day care centre licensed under the Community Care Facility Act" with "child care facility" in Sections 101.1(4), 102.1(4), 103.1(4), 104.1(6), 105.1(7), 106.1(8), 110.1(5), 111.1(5), and 112.1(6),
 - h) replaces the term "home occupations other than the operation of a family day care centre" with "home occupation" in Sections 204.1(1.1), 205.1(1.1), and 207.2(1.1),
 - i) in Sections 201.1(7), 202.1(7), 203.1(7), 204.1(7), 205.1(4), and 207.2(1.1), replaces the term "child care facilities that are not located in a dwelling unit" with "child care facilities, other than family child care centres, that are not located in a dwelling unit."

- j) in Section 6.8, adds the following subsection:

Family child care centres shall only be permitted in RM Districts if

- (a) they are located in a ground floor residential unit and*
- (b) the Director Planning & Building receives a letter indicating support for the proposed child care centre from the strata council, owner, or manager of the building in which the operation is to be established.*

REPORT

1.0 INTRODUCTION

This report consists of two main components. The first, and shortest, proposes a variety of minor housekeeping amendments intended to improve the clarity and consistency of Burnaby's Zoning Bylaw provisions for child care facilities. The second and more substantial component involves question of allowing family child care centres in the city's RM (Multiple Family Residential) Districts.

2.0 HOUSEKEEPING AMENDMENTS

2.1 Context

At its meeting of 1995 August 14, Council authorized the Solicitor to prepare a bylaw which introduced a variety of minor "housekeeping" amendments to the Zoning Bylaw. The proposed amendments were sweeping in scope, covering such diverse areas as liquor establishments, townhouse dwellings, bachelor units, and child care facilities. As directed, the Solicitor prepared a text amendment bylaw (Bylaw No. 10304). The bylaw was scheduled for first reading on 1995 November 27, but was withdrawn to enable further refinements to be made.

It is expected that a revised version of the bylaw will be forwarded to Council in the near future. Rather than wait for that bylaw to be developed, staff chose to bring the proposed child care amendments forward for consideration in this report. We made this decision for three reasons:

- a) the primary focus of this report is on the question of permitting family child care centres in RM Districts; to accommodate such uses, some of the changes proposed in the broader housekeeping amendment bylaw would also need to be enacted (e.g., inclusion of a definition of "family child care centre," revision of the "home occupation" definition)

- b) the child care amendments are relatively straightforward and, in staff's view, need not be delayed while other elements of the broader housekeeping amendment bylaw are being refined
- c) dealing with the various Zoning Bylaw amendments pertaining to child care in a consolidated fashion (i.e., in one report and bylaw, rather than two) is considered to be a logical approach.

2.2 Proposed Amendments

Given the above, the following Zoning Bylaw text amendments are proposed:

- a) **Proposal:** Add the following definition to Section 3 of the Bylaw:

"Family child care centre" means an operation licensed under the Community Care Facility Act as a family child care centre.

Comment: The term "family day care centre" appears in various sections of the Zoning Bylaw; however, no definition of the use exists. It is believed that such a definition would be warranted. Rather than referring to "family day care centre," however, the term "family child care centre" is proposed. This change in terminology would bring the Zoning Bylaw into line with Provincial legislation (i.e., in 1995 September, the Child Care Regulation of the Community Care Facility (CCF) Act was amended, replacing the term "family day care centre" with "family child care centre").

- b) **Proposal:** Amend the definition of "home occupation" by replacing the phrase "family day care centre licensed under the Community Care Facility Act" with "family child care centre."

Comment: With inclusion of a separate definition of "family child care centre," reference to the CCF Act licensing in the "home occupation" definition becomes unnecessary.

- c) **Proposal:** Delete the definition of "kindergarten."

Comment: As used in the Zoning Bylaw, the term "kindergarten" and its definition are outdated. The definition would seem to apply to a licensed preschool, which would be covered by the Zoning Bylaw definition of "child care facility." Kindergarten programs are typically part of the school system and, as such, would be encompassed by the Zoning Bylaw definitions of public and private schools.

- d) **Proposal:** Delete the term "kindergarten" from the list of permitted uses in the P1 and P5 District Schedules and from the Off-Street Parking requirements section (Sections 501.1(2), 505.1(3), and 800.4(9) of the Bylaw).

Comment: As noted above, references to kindergartens no longer serve any purpose in the Bylaw.

- e) **Proposal:** Replace the term "kindergarten" with "child care facility" in Section 501(4) of the Bylaw.

Comment: This section pertains to minimum site area requirements in P1 Districts, based on number of children in care. Given deletion of "kindergarten" from the Bylaw, "child care facility" is the correct term to use in the section.

- f) **Proposal:** Replace the term "kindergartens" with "child care facilities" in Section 505.4(1)(b) of the Bylaw.

Comment: This is essentially the same change as discussed above. It pertains to P5 Districts instead of P1 Districts.

- g) **Proposal:** Replace the phrase "day care centre licensed under the Community Care Facility Act" with "child care facility" in Sections 101.1(4), 102.1(4), 103.1(4), 104.1(6), 105.1(7), 106.1(8), 110.1(5), 111.1(5), and 112.1(6) of the Bylaw.

Comment: These changes pertain to the "b" zoning categories in the R1, R2, R3, R4, R5, R6, R10, R11, and R12 District Schedules. "Child care centre" is the appropriate term to use in the subject sections.

3.0 FAMILY CHILD CARE CENTRES IN RM DISTRICTS

In all of Burnaby's RM Districts, child care facilities are a permitted use, provided they are *not* located in a dwelling unit. Through this provision, operations such as licensed group day care and preschool centres can be established in the common areas of multi-family residential developments.

The Zoning Bylaw allows uses permitted in R6 areas, including home occupations, to be established in RM1, RM2, and RM3 districts. At its meeting of 1996 August 26, Council gave final adoption to a text amendment bylaw (Bylaw No. 10398) which, among other changes, also introduced home occupations into the list of permitted uses in the RM4, RM5, RM6, and RM7 District Schedules. Family child care centres licensed under the CCF Act are permitted as home occupations in Burnaby's one and two family Residential (R) Districts; however, they are explicitly excluded from all but one RM District: the RM6 (Hastings Village Multi-Family Residential) District.

The City did approve two licensed family day care units as part of the CD (Comprehensive Development) plan for a co-op housing project in the Oaklands area. The rationale for the approval was that

- ▶ the units would be pre-planned and part of a Comprehensive Development plan for the site; they could thus be designed to meet the needs of children while minimizing negative neighbourhood impacts

- ▶ given limitations and restrictions on senior government housing program funding, the developers of the co-op project would not have been able to establish a group child care facility, as had been originally proposed by staff
- ▶ the Oaklands operations were intended to serve as a pilot which, if proved successful, could serve as a viable alternative to group child care centres in new multi-family developments in the future
- ▶ residents would know in advance that their development would contain family child care units; if they had strong objections to living near such operations, they presumably would not move into the development.

Over the years, staff have had inquiries from residents of townhouse and apartment developments about the possibility of setting up licensed family child care operations in their dwelling units. Given these inquiries, and the City's commitment to supporting development of a range of child care options in Burnaby, staff decided to undertake a review of the zoning provisions for child care operations in multi-family areas.

In the sections which follow, this report examines the provisions of other Lower Mainland municipalities for home-based child care centres in multi-family areas, explores issues related to Zoning Bylaw text amendments to allow such developments in Burnaby's RM Districts, and provides recommendations for Council's consideration.

4.0 SURVEY OF LOWER MAINLAND MUNICIPALITIES

As an initial step in the review, staff surveyed fifteen Lower Mainland municipalities to determine how they regulated child care facilities in their multi-family areas. Specifically, we were interested in learning whether the municipalities allowed child care programs to be established *in residential units* in those areas. The results of the survey are summarized in Appendix 1, **attached**.

The key findings are as follows:

- ▶ Nine of the seventeen municipalities allow child care centres in residential units in their multi-family areas
- ▶ With the exception of Vancouver, all municipalities which allow child care centres in multi-family residential units categorize the use as an accessory home occupation; North Vancouver District and City also allow the operations to be established as a principal use in the units

- ▶ Five of the municipalities that allow child care centres in their multi-family districts specify a maximum number of children who can be in care, ranging from eight in Surrey to twenty in North Vancouver District and City. Four do not specify maximum centre sizes; instead, they rely on provisions of the CCF Act Child Care Regulation to make the determination¹
- ▶ Municipalities impose a variety of measures to regulate establishment of child care facilities in multi-family residential units including
 - ▶ limits on floor area that can be used for child care purposes
 - ▶ limits on number of employees permitted
 - ▶ identification of minimum outdoor play area requirements in excess of those specified in the Provincial Child Care Regulation
 - ▶ assurances that parking, traffic, and noise impacts will be minimal
 - ▶ written support from strata councils, building owners or managers and, in one municipality, immediate neighbors
 - ▶ business license requirement
 - ▶ requirement for public meeting and Council approval
- ▶ Municipalities that allow child care operations in multi-family residential units report few complaints with their regulations
- ▶ Two of the challenges identified to establishing child care facilities in multi-family residential units were i) meeting Provincial indoor and outdoor minimum space requirements and ii) gaining approval of strata councils
- ▶ Three municipalities are currently reviewing their regulations or policies for child care operations in multi-family residential units (Vancouver, Port Moody, and North Vancouver District).

From a policy perspective, the key conclusions from the survey would appear to be that

- a) Burnaby is one of the more restrictive municipalities in the Region with respect to permitting child care facilities in residential units in its multi-family areas
- b) Municipalities that have more permissive policies regarding child care in multi-family residential units report few problems with their approaches
- c) Municipalities employ a variety of mechanisms to regulate the establishment of child care facilities in their multi-family residential areas.

¹ The current Provincial requirement for a family child care centre is that sufficient play and sleep areas be provided for the children. The requirement for group child care is more specific: a minimum of 3.7 m² per child of indoor space and 7m² per child of outdoor space.

5.0 CHILD CARE POLICY

In 1994 November, Council adopted a City Child Care Policy. The vision statement in the Policy indicated that the City of Burnaby is committed to

- ▶ assisting with the creation of a child care system which provides for and supports a range of child care options
- ▶ supporting families and children in their search for child care options which best suit their personal circumstances
- ▶ working with the School Board and others in pursuing the City's child care objectives.

Also, Policy 4(a) states that the City will work to improve the accessibility and affordability of child care by "providing appropriate and sufficient opportunities for the establishment of child care facilities within the context of the Burnaby Zoning Bylaw and other City regulations."

Amending the Zoning Bylaw to allow home-based child care operations in multi-family areas would thus be consistent with the City's Child Care Policy.

6.0 DISCUSSION

Given the foregoing, permitting child care operations in residential units in Burnaby's multi-family areas would appear to have merit. Such a change would bring the City's approach into line with most other Lower Mainland municipalities and help Burnaby to address its Child Care Policy objectives. Further, the change would have social benefits, increasing options for families searching for child care. It would also have economic benefits, providing opportunities for prospective operators to earn income through delivery of child care services in multi-family areas.

While acknowledging these benefits, any policy change would need to be sensitive to potential negative impacts of the subject developments on the adjacent community. The key issues to be addressed in a policy change are discussed below.

6.1 Size

As noted, the municipalities that allow home-based child care centres either specify a maximum size limit (ranging from eight to twenty children) or are silent on the matter, relying on CCF Act Licensing requirements to determine an allowable centre size. Under provisions of the CCF Act Child Care Regulation, a family child care centre can be licensed to serve up to seven children. Group day care centres are able to accommodate eight or more children.

If Burnaby's primary concern was to increase the supply of child care spaces in the city, it could consider amending the Zoning Bylaw to permit the establishment of both group and family child care operations in residential units in RM areas. This option presents two key disadvantages, however:

- ▶ potential for increased noise, parking and privacy impacts for neighbours - a particular concern given the close proximity of units in multi-family developments
- ▶ requirement for outside employees to be present (i.e., centres for eight or more children require a minimum of two employees).

Based on the foregoing, it is concluded that licensed family child care centres (i.e., serving up to seven children) would be the most appropriate form of child care for residential units in Burnaby's RM areas. Group day care centres are considered to be appropriate for the common areas in multi-family developments, but too large for residential units in those developments.

To enable family child care centres to be established in RM Districts, the following Zoning Bylaw amendments would need to be made:

- a) in the list of permitted uses in the RM4, RM5, and RM7 District Schedules, replace the term "home occupations other than the operation of a family day care centre" with "home occupation,"²
- b) in the list of permitted uses in the RM1, RM2, RM3, RM4, RM5, and RM7 District Schedules, replace the term "child care facilities that are not located in a dwelling unit" with "child care facilities, other than family child care centres, that are not located in a dwelling unit."

6.2 Location

A key requirement for a licensed child care facility is accessible outdoor play area. For licensing purposes, a balcony or rooftop area could theoretically be considered outdoor play area; however, CCF Licensing staff indicate that such space is not desirable from a child development perspective. They also express concerns about the safety of child care facilities in upper floor units in the event of fire or other emergencies (i.e., evacuating the facilities could be a challenge). CCF Licensing staff therefore recommend that only ground-oriented units be considered for child care uses.

² Note: This change is not required for the RM1, RM2, and RM3 District Schedules. The reason is that, under their lists of permitted uses, those schedules do not specifically refer to home occupations. Instead, they indicate that uses permitted in R6 Districts (which include home occupations) are acceptable in those zones. The change is also not required in the RM6 District Schedule, as home occupations (which include family child care centres) are already permitted uses in RM6 areas.

Also, while some of Burnaby's multi-family areas are intended to be family-oriented, others are targetted to serve singles or childless couples. Despite the intent of the zones, however, it has been determined that families live in all types of multi-family buildings in the city - even in the high density RM5 developments in Metrotown.

Rather than restrict family day care centres to particular multi-family districts, it is suggested that the operations be permitted in all RM zones, provided they are located in ground floor units. In practical terms, the centres that would most likely be approved would be in family-oriented townhouse developments with accessible outdoor play area. Nonetheless, if a ground-oriented unit in a higher density development could satisfy CCF Licensing requirements, staff believe it should be approved. Our rationale is twofold: i) the centre would be increasing the supply of family day care spaces in the city and ii) the CCF Act provisions would provide sufficient safeguards for the health and safety of the children (i.e., an inappropriate or unsafe facility should not receive a license).

6.3 Support of Strata Council or Building Owner or Manager

Given the proximity of units in multi-family developments, the potential impacts of a family child care centre on neighbours in such developments would be greater than on neighbours in single family areas. As noted, municipalities typically address this concern by requiring a letter of support for the centres from the Strata Council or building owner or manager.

Staff believe that a child care operation that serves seven or fewer children is appropriate for a ground floor multi-family residential unit, provided that licensing requirements can be satisfied. Unlike family child care operators in single family areas, however, residents of strata titled or rental units do have exclusive rights to use the outdoor area of their developments. It is therefore proposed that as part of the application process to establish a family child care centre in an RM District, the applicant be required to provide the Director Planning & Building with a letter that indicates support for the proposed centre from the strata council, owner, or manager of the building in which the operation is to be established. Assuming that all parties act in a responsible manner, this requirement should not result in sound child care proposals being prohibited. Rather, through notification and consultation, the requirement has the potential for eliciting increased support for the proposals. It would also afford an opportunity for any legitimate concerns about the proposals to be identified and addressed before the centres are opened (e.g., adjustments to outdoor play schedule).

7.0 CONCLUSION AND RECOMMENDATIONS

This report has proposed several Zoning Bylaw housekeeping amendments pertaining to child care uses. It has also examined the question of permitting family child care centres in Burnaby's multi-family areas, concluding such a change would be warranted as

- ▶ several Lower Mainland municipalities allow home-based child care operations in their multi-family areas and report few, if any, problems with such uses

- ▶ increasing the number of options available to families in search of child care is consistent with the objectives of Burnaby's Child Care Policy.

To summarize the report's recommendations, it is proposed that the Solicitor be authorized to prepare a Zoning Bylaw text amendment which

- a) adds a definition of "family child care centre" to Section 3 of the Bylaw:
- b) amends the definition of "home occupation" in Section 3 by replacing the phrase "family day care centre licensed under the Community Care Facility Act" with "family child care centre,"
- c) deletes the definition of "kindergarten" from Section 3,
- d) deletes the term "kindergarten" from the list of permitted uses in the P1 and P5 District Schedules and the Off Street Parking Schedule (Sections 501.1(2), 505.1(3), and 800.4(9) of the Bylaw),
- e) in the sections covering minimum site area requirements, replaces the term "kindergarten" with "child care facility" in the P1 District Schedule and (Section 501(4) of the Bylaw) and "kindergartens" with "child care facilities" in the P5 Schedule (Section 505.4(1)(b) of the Bylaw),
- f) replaces the phrase "day care centre licensed under the Community Care Facility Act" with "child care facility" in the list of permitted uses in the R1b, R2b, R3b, R4b, R5b, R6b, R10b, R11b, and R12b schedules (Sections 101.1(4), 102.1(4), 103.1(4), 104.1(6), 105.1(7), 106.1(8), 110.1(5), 111.1(5), and 112.1(6)),
- g) replaces the term "home occupations other than the operation of a family day care centre" with "home occupation" in the list of permitted uses in the RM4, RM5, and RM7 District Schedules (Sections 204.1(1.1), 205.1(1.1), and 207.2(1.1)),
- h) in the list of permitted uses in the RM1, RM2, RM3, RM4, RM5, and RM7 District Schedules (Sections 201.1(7), 202.1(7), 203.1(7), 204.1(7), 205.1(4), and 207.2(1.1)), replaces the term "child care facilities that are not located in a dwelling unit" with "child care facilities, other than family child care centres, that are not located in a dwelling unit."

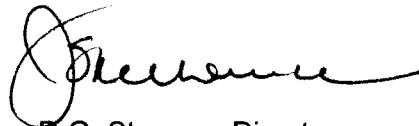
- i) in the list of Supplementary Regulations (Section 6.8), adds the following subsection:

Family child care centres shall only be permitted in RM Districts if

- (a) *they are located in a ground floor residential unit and*
- (b) *the Director Planning & Building receives a letter indicating support for the proposed child care centre from the strata council, owner, or manager of the building in which the operation is to be established.*

When enacted, the proposed housekeeping amendments should improve the clarity and consistency of the zoning bylaw's child care provisions.

It is unlikely that the proposed amendments pertaining to family child care centres in RM Districts will result in a proliferation of such uses in those areas. It is hoped, however, that the changes will facilitate development of a few additional centres, helping to increase the range of child care choices available to families in the city.



D.G. Stenson, Director
PLANNING AND BUILDING

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Attachment

cc: City Solicitor
Medical Health Officer
Chief Environmental Health Officer

Child Care Operations Within Residential Units in Multi-Family Areas (Telephone Survey)

Municipality	Allow Child Care in Residential Units in Multi-Family Areas	In Which Zones	Maximum Number of Children in Care	Special Requirements	How Well Current Regulations Work	Further Comments/Advice Provided
Burnaby	No (see exceptions noted under further comments)					Through a recent Rezoning Bylaw text amendment, licensed family day care centres are now permitted in the RM6 (Hastings Village Multi-Family Residential) District. The number of properties with the potential of an RM6 designation is very limited and no family day care centres have been established on those properties to date. Despite the restrictions under Burnaby's RM (Multiple Family Residential) Districts, two family day care units were recently approved as part of the Comprehensive Development (CD) rezoning of a co-op housing project in the Oaklands area.
Vancouver	Yes	All residential zones as accessory home occupation	Not specified in Zoning Bylaw, determined by Provincial regulation	<ul style="list-style-type: none"> ▶ centre must not occupy more than 20% of the residential floor area or 50 square metres per dwelling unit, whichever is less ▶ only one unilluminated name plate having an area less than 0.2 square metres ▶ two employees maximum - one of whom must be resident of the unit ▶ parking impacts and pedestrian or vehicular traffic to the home should not exceed those of other uses in the zone in which the centre is located ▶ business licence required ▶ must meet requirements of Simon Fraser Health Unit and Community Care Facility Act 	Not aware of any complaints.	
Vancouver	Yes	All multi-family residential zones as accessory home occupation	10 (including children of care giver)	<ul style="list-style-type: none"> ▶ floor area shall not exceed 60 square metres ▶ two employees maximum-one of whom must be resident of the unit ▶ no increase in traffic or parking attributable to the use of the premises for a child care operation shall be generated prior to the issuance of a business licence, permission must be obtained in writing from: <ul style="list-style-type: none"> a) the owner and/or manager of the building b) the occupants of adjoining dwelling units ▶ must meet requirements of Community Care Facility Act ▶ business license required 	Not aware of any complaints.	

Municipality	Allow Child Care in Residential Units in Multi-Family Areas	In Which Zones	Maximum Number of Children in Care	Special Requirements	How Well Current Regulations Work	Further Comments/Advice Provided
Langley City	No					
Langley Township	No					
Maple Ridge	Yes	Permitted in townhouse zones as accessory home occupation	Not specified in Zoning Bylaw; determined by Provincial regulation	<ul style="list-style-type: none"> ▶ centre must occupy no more than 20% of the residential floor area and shall not exceed 50 square metres in area ▶ only one sign in accordance with their sign bylaw ▶ two employees maximum - one of whom must be resident of the unit ▶ business licence required ▶ must meet requirements of Community Care Facility Act ▶ Prior to issuing CCF Licence, Health Unit requires letter of approval for centre from strata council 	No complaints received after operations approved. Health staff report that objections often arise prior to approval from strata council.	Recommend strata approval as a requirement. Other planning considerations include potential noise impacts from the centre and provision of accessible outdoor play areas.
New Westminster	No					
North Vancouver City	Yes	All multi-family zones as accessory home occupation or principal use	Determined by play area, not to exceed maximum of 20 children in care at any one time	<ul style="list-style-type: none"> ▶ only one name plate not greater than 0.1 square metre ▶ centre must not generate excessive noise pursuant to the Noise Control Bylaw ▶ residential unit must not contain any other principal or accessory use ▶ centre must provide 13.9 square metres of usable outdoor play space per child in care ▶ must not conflict with the bylaws of the strata corporation or the terms of a tenancy agreement ▶ provide accessory off-street parking spaces in accordance with their bylaw ▶ must meet requirements of Community Care Facility Act ▶ business licence required ▶ space must be completely enclosed, except for outdoor play area 	Staff not aware of any complaints.	
North Vancouver District	Yes	All multi-family zones as accessory home occupation or principal use	20	<ul style="list-style-type: none"> ▶ must meet requirements of North Shore Health Unit, the District's Child Care Facilities Business Regulation Bylaw, and the Community Care Facility Act ▶ business licence required ▶ a minimum of 14 square metres of usable outdoor activity space must be provided for each child in care ▶ Licensing staff are authorized to approve applications for centres which provide care for 10 or fewer children ▶ applications for centres with 11 to 20 children or in multi-family buildings where the operator is not a resident are referred to Council for approval; public meetings are held on these applications 	Current regulations have only been in effect for about a year, they appear to be working well.	The District has prepared Draft Planning Guidelines For Home Occupied Child Care. These guidelines have been sent to community groups and child care providers for comment. A revised version is expected to be forwarded to Council for adoption in the fall.
North Meadows	No					

Municipality	Allow Child Care in Residential Units in Multi-Family Areas	In Which Zones	Maximum Number of Children in Care	Special Requirements	How Well Current Regulations Work	Further Comments/Advice Provided
Port Moody	Yes	In lower density multi-family (townhouse) zones as accessory home occupation	Determined by Simon Fraser Health Unit and Community Care Facility Act	<ul style="list-style-type: none"> centres may occupy no more than 20% of the gross floor area of the principal building and shall not exceed 46 square metres in size only one unilluminated name plate not greater than 0.09 square metres in area two employee maximum, one of whom must be a resident of the unit business license required must meet requirements of Community Care Facility Act 	No complaints noted.	The City is currently reviewing its provisions for child care in the context of broader research it is conducting.
Port Coquitlam	No					Child care facilities only allowed in common areas in multi-family areas, not residential units.
Richmond	Yes	Multi-family zones as accessory home occupation	10	<ul style="list-style-type: none"> no indication from exterior that building is being used for any purpose other than residential outdoor area must be completely fenced operators must have taken 'Introduction to Family Day Care' course must meet requirements of Community Care Facility Act Health Department requests letter of support for the proposal from the strata council or the building owner or manager prior to issuance of a CCF Licence. 	In some cases, strata councils have objected to family day care centres being established in their developments. Also, because of difficulties in meeting interior or exterior space requirements, no family day care centres have been licenced in apartments. No other conflicts noted.	
Surrey	Yes	In six of their multi-family zones as accessory home occupation	8	<ul style="list-style-type: none"> require written approval from strata council and immediate neighbours outdoor play area must be immediately adjacent to unit or if common area used, must have written proof that centre has access to space on a scheduled basis should conform to City's guidelines for location and siting of centres must meet requirements of Community Care Facility Act 	No problems noted.	
Vancouver	Yes	All multi-family zones	Determined by Community Care Facility Act Requirements	<ul style="list-style-type: none"> no special requirements for family day care centres must meet requirements of Community Care Facility Act 	No problems noted.	Vancouver Council has authorized staff to prepare a Family Day Care Development Plan. One option being explored involves the City negotiating provision of family day care units through the rezoning process (similar to Burnaby's practice in the Oaklands area). Another involves the City acquiring units through the use of Development Cost Levy Funds. The plan is expected to be forwarded to Council in early 1997.
V. Vancouver	No					
White Rock	No					