



## REFERRAL REPORT

Report Date: January 6, 2026  
Contact: Jody Sydor Jones  
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RTS No.: 16116  
VanRIMS No.: 08-2000-20  
Meeting Date: January 20, 2026

TO: Vancouver City Council

FROM: General Manager of Arts, Culture and Community Services, in consultation with General Manager of Planning, Urban Design and Sustainability

SUBJECT: Enabling Greater Flexibility for Childcare in Residential Zones: Amendments to the Zoning and Development By-law

### ***RECOMMENDATION TO REFER***

THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward the application as described below, and that the application be referred to Public Hearing together with the recommendations set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

### ***RECOMMENDATION FOR PUBLIC HEARING***

A. THAT Council approve, in principle, an application to amend the Zoning and Development By-law to allow a Child Day Care Facility with one residential dwelling unit on the same site, to enable childcare in residential zones as generally presented in Appendix A;

FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment the amendments to the Zoning and Development By-law, generally in accordance with Appendix A.

B. THAT Recommendation A be adopted on the following conditions:

(i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact any rezoning by-laws; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

## **REPORT SUMMARY**

This report seeks Council's approval to amend the Zoning and Development By-law to permit a Child Day Care Facility<sup>1</sup> (CDCF) and one dwelling unit to co-exist on a premises. Under current regulations, in most residential zones, if a house is converted to a CDCF (more than 8 children), there cannot be a residential use on the premises. Under the amendment, staff are proposing that a house can be converted to a CDCF while also retaining one dwelling unit on the premises. These proposed amendments are in response to a Council Resolution from November 29, 2023, which directed staff to enable greater flexibility for childcare in residential areas.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- February 2025: Council report “Childcare Strategy Implementation and Policy Harmonization” (RTS 16141).
- November 2023: Council report “Childcare Strategy Implementation Phase 1 Update and Next Steps” (RTS 15496); resolutions passed aimed to support the delivery of more childcare, including direction to explore options for greater flexibility in residential zones.
- October 2023: Council passed a Motion entitled “Enabling the Rapid Deployment of Additional Childcare Spaces Combined with Essential Worker Housing in the City of Vancouver” (RTS 16037).
- December 2022: Council passed a Motion entitled “Harmonizing City of Vancouver and Provincial Childcare Policies and Licensing Requirements” (RTS 15494).
- June 2022: Council approved Making Strides: Vancouver’s Childcare Strategy (RTS 14540).

## **CITY MANAGER'S COMMENTS**

The City Manager recommends approval of the foregoing.

## **REPORT**

### ***Background / Context***

While childcare is primarily a Provincial responsibility, the City plays a significant role in childcare expansion through leveraging public land, utilizing effective land-use policies and regulations, as well as through municipal leadership, innovation and significant financial

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<sup>1</sup> The term “childcare” is used broadly to refer to licensed childcare. The term “Child Day Care Facility” is used when referencing the land use, to match the terminology used in the Zoning and Development By-law. For the purposes of this report, the two terms are interchangeable.

investments. *Vibrant Vancouver: City Council's Strategic Priorities 2023-2026* identifies childcare delivery as a priority, including streamlining regulations and implementing *Making Strides: Vancouver's 10-Year Childcare Strategy* (2022). Childcare is essential to support children, families, and the local economy. With only 52% of childcare needs currently being met in the City and a shortfall of 6,700 spaces, there continues to be significant demand for childcare spaces.

In November 2023, Council received a report entitled “Childcare Strategy Implementation Phase 1 Update and Next Steps” (RTS 15496), and passed Resolutions aimed at supporting the delivery of more childcare. One of the Resolutions directed staff to explore zoning allowances, with particular attention to residential lots with a main house and associated laneway house. This report proposes amendments to respond to this Resolution. A list of the other Resolutions passed at the same time, as well as actions to date to respond to those Resolutions, is provided in Appendix C.

### ***Discussion***

#### **Research and Analysis**

Staff initially conducted a jurisdictional scan and determined that the majority of municipalities in Metro Vancouver set a maximum number of childcare spaces for residential lots with houses and broadly do not have allowances for residential and institutional childcare on a single lot. Comparatively, Vancouver's bylaws do not set a limit on the number of children that can be cared for on a residential lot. Further, Vancouver residents providing care for up to 8 children in their home can do so without a development permit from the City.<sup>2</sup>

Additionally, staff reviewed the 20 development permits for CDCFs in residential zones submitted to the City between 2016-2025, and examined the 5 applications that were refused to help identify barriers to expanding childcare in residential zones. Two of the barriers have already been addressed through earlier work, as explained in Table 1 below, while the other two barriers are addressed through the proposed bylaw amendment outlined in this report.

Through these initial reviews, the scope of this work was determined to focus on residential lots with houses and laneway houses. Other mixed-use residential and higher density residential scenarios are not included.

***TABLE 1: Review of DP Application Refusals in Residential Zones***

<b>Reasons for refusal</b>	<b>Staff response in reducing this barrier</b>
Inadequate on-site parking	In June 2024 (RTS 16332), parking requirements were transferred from the City's Childcare Design Guidelines to the City's Parking By-law. This move aligned childcare parking requirements with citywide parking policy, including removal of minimums for staff parking and greater flexibility for pick-up and drop-off arrangements.
Does not comply with COV Childcare Design Guidelines	As of February 5, 2025 (RTS 16141), the COV Childcare Design Guidelines no longer apply to childcare facilities.

<sup>2</sup> Licensed childcare in British Columbia is regulated under the Community Care and Assisted Living Act, and mandatory minimum childcare requirements for health and safety are set out in the BC Child Care Licensing Regulation. Licensed childcare operators in Vancouver must meet these requirements which are regulated by Provincial licensing officers in the Community Care Facilities Licensing (CCFL) branch of Vancouver Coastal Health.

Reasons for refusal	Staff response in reducing this barrier
	Private childcare facilities now only need to meet mandatory provincial childcare licensing requirements.
Non-compliant with Zoning and Development By-law: Mixed-use consisting of residential use with CDCF is not permitted in low density residential zones.	Staff recommend removing this barrier through bylaw amendments (this report)
Non-compliant with Zoning and Development By-law: Where there is a main house and a laneway house, converting the main house into a CDCF use deems the laneway house to be non-compliant, as a laneway house is only permitted in combination with a single detached house or single detached house with secondary suite.	Staff recommend removing this barrier through bylaw amendments (this report)

In addition to the barriers listed in the table above, neighbour opposition was a reason for refusal for some DP applications. However, these applications were rejected due to a combination of factors, and not solely based on neighbourhood opposition.

### Existing Options for Childcare in Residential Zones

Currently, there are two pathways to create childcare spaces in residential zones.

1) Childcare for up to 8 spaces

Under the current Zoning and Development By-law regulations, providing care for up to 8 children does not require a development permit. This pathway refers to small scale childcare (8 spaces or less), typically operating in an existing dwelling. These small-scale childcare operations must meet mandatory provincial childcare licensing regulations and may require an inspection from the City. Currently, there are approximately 200 residential lots that operate childcare for up to 8 spaces, with most of the childcare spaces operating under the provincial “family child care” license type.

2) Childcare for more than 8 spaces (a “Child Day Care Facility”), with no residential component (Convert a full house into CDCF or build a new CDCF)

“Child Day Care Facility” is typically a conditional use in residential zones. This means that if it meets certain requirements, a development permit for a CDCF may be approved. In residential areas, operators have pursued this option by converting an existing house into a CDCF. This requires a development permit for a change of use from residential use to CDCF. Currently, there are approximately 10 CDCFs that operate in a building that was originally a residential house later converted to a CDCF. When a house is converted to a CDCF, currently it must only be a childcare, and cannot have any residential uses on site. Operators also have an option to build a brand new purpose-built childcare facility; however full-scale conversion of an existing dwelling, from a residential dwelling to a childcare facility, has typically been a more viable option.

### Proposed New Option for Childcare in Residential Zones

Enabling a CDCF with residential use on the same site can enable more opportunities for childcare in residential zones while balancing the need to retain housing supply. Creating this option would enable the following configurations that are currently not permitted:

- Single Detached House (SDH) or a SDH with Secondary Suite (SDH with SS) converted to contain one CDCF and a separate dwelling unit within the same building.
- SDH with a Laneway House where the main house is converted to a CDCF and the Laneway House is retained as a dwelling unit.

The key parameters to this new option would include:

- *Child Day Care Facility in combination with ONE dwelling unit*  
Under existing regulations, if an operator converts an existing house into CDCF (i.e. a childcare with 9 or more children), they can no longer live on the premises. This new option will enable operators to live in the one dwelling unit, while operating a childcare of more than 8 children on the same site.

Staff explored allowing more than one dwelling unit in conjunction with a CDCF on the same residential lot. Allowing only one dwelling unit will limit the number of non-childcare users accessing the premises on a regular basis, helping to create a safe and stable environment for childcare operations. Further, most residential lots can only support one residential unit when combined with a CDCF, largely as a result of the provincial childcare licensing requirements for indoor floor area and outdoor space. Therefore, staff considered the limitation of one residential unit with one CDCF to respond to the interest to date and be an appropriate approach.

- *Allow only the conversion of existing houses (no option for new builds)*  
This new option to combine a CDCF with one dwelling is intended to enable more small-to medium-scale childcares that fit within the context of a low-density residential neighbourhood. To date, interest in residential childcare has focused on existing residential buildings and not new builds. Enabling residential in new builds would require significant additional regulatory development and would not respond to the current interest and is therefore not recommended at this time. Staff could undertake further work to enable residential childcare in new builds as part of a future phase of work as directed by Council, or if further interest materializes.

- *Separate external access and no shared internal access*  
Proposed Zoning and Development By-law amendments would require the CDCF and the residential dwelling to each have separate external access, so that the residents are not passing through the childcare to get in and out of their dwelling unit, and vice versa. If the CDCF and dwelling unit are within the same building, the two uses will not have a shared internal access, to keep the uses separate. This ensures that the childcare and residential uses are each contained within their respective spaces, while helping ensure the safety and security of the childcare.

- *Enable in R1-1, R3, R4, R5, RT, RM, First Shaughnessy District Schedules*

This new option is recommended to be enabled in all low- and medium-density residential zones across the city. It will be enabled in over 85% of the parcels of land, covering almost 70% of the land in Vancouver.

A summary of the existing options and future options explained above are shown in Appendix D.

### Other Considerations

In enabling this new option, the following was also considered:

- *Economic Testing Results and Balancing the Need for Housing and Childcare*

Staff undertook an economic testing exercise to understand the financial aspects of converting a house into a CDCF. Results showed that converting a house into a CDCF can be operationally and financially viable, but only if the right mix of factors can be achieved. In most cases, retaining houses for residential use will be the realistic option compared to conversion of a house into a CDCF, with or without a dwelling use. There is also potential for some existing secondary rental suites to be impacted, if a property with these units is converted to childcare. However, due to the complexities of converting a house into a CDCF, significant impact on existing rental stock is not anticipated. The new option to have a dwelling with a CDCF will provide small-scale operators a new pathway to expand their childcare while also retaining a residential use on the lot and further helps to balance the need for both housing and childcare.

- *Neighbourhood Impacts*

Unlike many other jurisdictions in the Lower Mainland, in Vancouver there is no cap to the number of childcare spaces one can have on a residential lot. Staff explored setting a cap; however, it was determined that there are already regulations in place that create a natural cap to the number of children that can be accommodated on a residential lot. These include provincial childcare licensing regulations and the City's Parking By-Laws. These requirements ensure that childcares on a residential lot will be small or medium scale, helping to minimize impacts to neighbours.

### Proposed Zoning and Development By-law Amendments

Staff conducted regulatory research and analysis and consulted with CCFL to help shape the development of the regulations. The proposed Zoning and Development By-law amendments would apply to R1-1, R3, R4, R5, RT, RM, and First Shaughnessy District, and are as follows:

- Add a new use “Child Day Care Facility Conversion Dwelling,” which allows for a SDH to be converted to a CDCF plus one dwelling unit. This new use will be added as a conditional use to the district schedules noted above.
- Update the definition of a “Laneway House” to enable a laneway house to exist in combination with a CDCF. Related regulations will be added to clarify that the laneway house is the only dwelling on the site, and the CDCF is in a building that was converted from a SDH, or SDH with SS.

Additionally, the following details are included in the proposed bylaw amendment:

- The definition of “Child Day Care Facility Conversion Dwelling” will include the requirement for the CDCF and dwelling unit to have separate external access and no shared internal access.
- A use-specific condition will be added to the relevant district schedules to ensure the new “Child Day Care Facility Conversion Dwelling” use is subject to the same regulations as the initial use the conversion is resulting from (SDH or SDH with SS).

### Implementation

The proposed updates to the Zoning and Development By-law create a new pathway for childcare operators to use a house for a CDCF while also living on the premises. If the proposed bylaws are approved, staff will provide information on the City’s external website about the new options available and the application process. Interested parties may contact City staff to inquire about the new option, and applicants interested in proceeding will be required to submit applications for a development permit and a building permit. Per current process, applicants must also connect with Community Care Facilities Licensing (CCFL) at Vancouver Coastal Health to ensure their facility meets childcare licensing requirements. Per current process, applications may be subject to a neighbourhood notification process as part of the development permit, at the discretion of the Director of Planning. If a neighbourhood notification process is conducted and neighbourhood input is received, it will form part of the overall permit review. Consistent with other licensed childcare, interested applicants will be required to obtain the necessary permits and would be subject to the applicable permit fees.

### Monitoring

Should Council approve the amendments, ACCS in collaboration with DBL will monitor the uptake of this new option, along with other existing options for childcare in homes. Community feedback, including 311 complaints and/or critical feedback on the regulation changes, will also be monitored. As needed, staff may provide Council with updates and if necessary, consider bringing forward recommendations to Council for further adjustments to the regulation.

### ***Public/Civic Agency Input***

Staff have provided information on this proposed option on the City of Vancouver “Developing a Childcare” webpage, the typical landing page for the public seeking information on how they can open a childcare in Vancouver. Staff have worked closely with CCFL at Vancouver Coastal Health and incorporated their input in the proposed bylaw amendments.

### ***Financial Implications***

Approval of the proposed zoning amendments is not anticipated to result in a material change to the development contributions collected by the City (e.g. Development Cost Levies).

### ***Legal***

If enacted, the proposed amendments to the Zoning and Development By-law will allow for a Child Day Care Facility and one residential dwelling unit to be on the same premises in accordance with the regulations. Proposed amendments are attached as Appendix A.

## **CONCLUSION**

This report seeks Council's approval to amend the Zoning and Development By-law to allow a CDCF with one residential dwelling unit on the same site. Given the continued need for childcare in Vancouver, the proposed amendment will enable greater flexibility to increase childcare spaces in residential areas. The report recommends that the amendment be referred to Public Hearing together with the draft by-law as generally shown in Appendix A, with a recommendation that the amendment be approved, subject to the Public Hearing.

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## Appendix A

### BY-LAW NO. 3575

#### **DRAFT A By-law to amend the Zoning and Development By-law Re: Enabling Child Day Care Facilities in Residential Zones**

*Note: An amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.*

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Zoning and Development By-law No. 3575.

2. In section 2, Council:

(a) adds a new definition in the correct alphabetical order as follows:

“	Child Day Care Facility Conversion Dwelling	An existing Single Detached House or Single Detached House with Secondary Suite converted to contain only 1 Child Day Care Facility and 1 dwelling unit, each of which must have separate external access and must not have shared internal access.	”.
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(b) in the definition for the term “Institutional Uses”, adds “Child Day Care Facility Conversion Dwelling;” to the list in the correct alphabetical order; and

(c) in the definition for the term “Laneway House”, strikes out “Single Detached House or Single Detached House with Secondary Suite” and substitutes “Single Detached House, Single Detached House with Secondary Suite, or Child Day Care Facility”.

3. In section 11, Council:

(a) in section 11.3.8.1, strikes out “single detached house or single detached house with secondary suite” and substitutes “single detached house, single detached house with secondary suite, or child day care facility”; and

(b) adds a new section 11.3.8.11 in the correct numerical order as follows:

“11.3.8.11 A laneway house in combination with a child day care facility is only permitted if:

- (a) there is only 1 laneway house and 1 child day care facility on the site; and
- (b) the child day care facility is in a building that was converted from a single detached house or single detached house with secondary suite, and contains no other uses.”

4. In the R1-1 district schedule, the RT-5 district schedule, and the RM-9A district schedule, Council:

- (a) in section 2.1, adds the following new line under “Institutional Uses” in the correct alphabetical order:

“

Child Day Care Facility Conversion Dwelling	Conditional	2.2.16
”; and		

- (b) in section 2.2, adds the following new section 2.2.16 in the correct numerical order:

“2.2.16 Child day care facility conversion dwelling is subject to the regulations, variations and relaxations that apply to:

- (a) single detached house, when the child day care facility conversion dwelling was converted from a single detached house; and
- (b) single detached house with secondary suite, when the child day care facility conversion dwelling was converted from a single detached house with secondary suite.”

5. In the RT-1 district schedule, the RT-2 district schedule, the RT-4 and RT-4A districts schedule, and the RT-10 district schedule, Council:

- (a) in section 2.1, adds the following new line under “Institutional Uses” in the correct alphabetical order:

“

Child Day Care Facility Conversion Dwelling	Conditional	2.2.8
”; and		

- (b) in section 2.2, adds the following new section 2.2.8 in the correct numerical order:

“2.2.8 Child day care facility conversion dwelling is subject to the regulations, variations and relaxations that apply to:

- (a) single detached house, when the child day care facility conversion dwelling was converted from a single detached house; and

(b) single detached house with secondary suite, when the child day care facility conversion dwelling was converted from a single detached house with secondary suite.”.

6. In the RT-3 district schedule and the RT-8 district schedule, Council:

(a) in section 2.1, adds the following new line under “Institutional Uses” in the correct alphabetical order:

“

Child Day Care Facility Conversion Dwelling	Conditional	2.2.10
”; and		

(b) in section 2.2, adds the following new section 2.2.10 in the correct numerical order:

“2.2.10 Child day care facility conversion dwelling is subject to the regulations, variations and relaxations that apply to:

(a) single detached house, when the child day care facility conversion dwelling was converted from a single detached house; and

(b) single detached house with secondary suite, when the child day care facility conversion dwelling was converted from a single detached house with secondary suite.”.

7. In the R3 districts schedule, Council:

(a) in section 2.1, adds the following new line under “Institutional Uses” in the correct alphabetical order:

“

Child Day Care Facility Conversion Dwelling	Conditional	2.2.12
”; and		

(b) in section 2.2, adds the following new section 2.2.12 in the correct numerical order:

“2.2.12 Child day care facility conversion dwelling is subject to the regulations, variations and relaxations that apply to:

(a) single detached house, when the child day care facility conversion dwelling was converted from a single detached house; and

(b) single detached house with secondary suite, when the child day care facility conversion dwelling was converted from a single detached house with secondary suite.”.

8. In the RT-9 district schedule and the RM-10 district schedule, Council:

(a) in section 2.1, adds the following new line under “Institutional Uses” in the correct alphabetical order:

“

Child Day Care Facility Conversion Dwelling	Conditional	2.2.14
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”; and

(b) in section 2.2, adds the following new section 2.2.14 in the correct numerical order:

“2.2.14 Child day care facility conversion dwelling is subject to the regulations, variations and relaxations that apply to:

(a) single detached house, when the child day care facility conversion dwelling was converted from a single detached house; and

(b) single detached house with secondary suite, when the child day care facility conversion dwelling was converted from a single detached house with secondary suite.”.

9. In the RT-11 district schedule and the RM-9 and RM-9B districts schedule, Council:

(a) in section 2.1, adds the following new line under “Institutional Uses” in the correct alphabetical order:

“

Child Day Care Facility Conversion Dwelling	Conditional	2.2.15
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”; and

(b) in section 2.2, adds the following new section 2.2.15 in the correct numerical order:

“2.2.15 Child day care facility conversion dwelling is subject to the regulations, variations and relaxations that apply to:

(a) single detached house, when the child day care facility conversion dwelling was converted from a single detached house; and

(b) single detached house with secondary suite, when the child day care facility conversion dwelling was converted from a single detached house with secondary suite.”.

10. In the RM-1 district schedule, the RM-2 district schedule, the RM-3 district schedule, the RM-3A district schedule, and the RM-4 district schedule, Council:

(a) in section 2.1, adds the following new line under “Institutional Uses” in the correct alphabetical order:

“

Child Day Care Facility Conversion Dwelling	Conditional	2.2.9
”; and		

(b) in section 2.2, adds the following new section 2.2.9 in the correct numerical order:

“2.2.9 Child day care facility conversion dwelling is subject to the regulations, variations and relaxations that apply to:

- (a) single detached house, when the child day care facility conversion dwelling was converted from a single detached house; and
- (b) single detached house with secondary suite, when the child day care facility conversion dwelling was converted from a single detached house with secondary suite.”.

11. In the RM-7 and RM-7A districts schedule and the RM-11 district schedule, Council:

(a) in section 2.1, adds the following new line under “Institutional Uses” in the correct alphabetical order:

“

Child Day Care Facility Conversion Dwelling	Conditional	2.2.17
”; and		

(b) in section 2.2, adds the following new section 2.2.17 in the correct numerical order:

“2.2.17 Child day care facility conversion dwelling is subject to the regulations, variations and relaxations that apply to:

- (a) single detached house, when the child day care facility conversion dwelling was converted from a single detached house; and
- (b) single detached house with secondary suite, when the child day care facility conversion dwelling was converted from a single detached house with secondary suite.”.

12. In the RM-8 and RM-8A districts schedule and the RM-12 district schedule, Council:

(a) in section 2.1, adds the following new line under “Institutional Uses” in the correct alphabetical order:

“

Child Day Care Facility Conversion Dwelling	Conditional	2.2.19
”; and		

"; and

(b) in section 2.2, adds the following new section 2.2.19 in the correct numerical order:

“2.2.19 Child day care facility conversion dwelling is subject to the regulations, variations and relaxations that apply to:

(a) single detached house, when the child day care facility conversion dwelling was converted from a single detached house; and

(b) single detached house with secondary suite, when the child day care facility conversion dwelling was converted from a single detached house with secondary suite.”.

13. In the First Shaughnessy District (FSD) district schedule, Council:

(a) in section 2.1, adds the following new line under “Institutional Uses” in the correct alphabetical order:

“

Child Day Care Facility Conversion Dwelling	Conditional	2.2.7
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"; and

(b) in section 2.2, adds the following new section 2.2.7 in the correct numerical order:

“2.2.7 Child day care facility conversion dwelling is subject to the regulations, variations and relaxations that apply to:

(a) single detached house, when the child day care facility conversion dwelling was converted from a single detached house; and

(b) single detached house with secondary suite, when the child day care facility conversion dwelling was converted from a single detached house with secondary suite.”.

14. In the R4 districts schedule, the R5 districts schedule, and the RT-7 district schedule, Council:

(a) in section 2.1, adds the following new line under “Institutional Uses” in the correct alphabetical order:

“

Child Day Care Facility Conversion Dwelling	Conditional	2.2.13
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"; and

(b) in section 2.2, adds the following new section 2.2.13 in the correct numerical order:

“2.2.13 Child day care facility conversion dwelling is subject to the regulations, variations and relaxations that apply to:

- (a) single detached house, when the child day care facility conversion dwelling was converted from a single detached house; and
- (b) single detached house with secondary suite, when the child day care facility conversion dwelling was converted from a single detached house with secondary suite.”.

15. In section 2.2.4 of the RT-5 district schedule and the RT-11 district schedule, Council strikes out "or single detached house with secondary suite" and substitutes ", single detached house with secondary suite, or child day care facility".

16. In section 2.2.6 of the RM-7 and RM-7A districts schedule, section 2.2.5 of the RM-8 and RM-8A districts schedule, section 2.2.3 of the RM-9 and RM-9B districts schedule, and section 2.2.4 of the RM-9A district schedule, Council strikes out "or a single detached house with secondary suite" and substitutes ", a single detached house with secondary suite, or a child day care facility".

17. In section 3.11(b) of the RM-7 and RM-7A districts schedule, section 3.10(b) of the RM-8 and RM-8A districts schedule, section 3.9(b) of the RM-9 and RM-9B districts schedule, and section 3.8(b) of the RM-9A district schedule, Council adds "or child day care facility" after "above".

18. A decision by a court that any part of this by-law is illegal, void, or unenforceable severs that part from this by-law, and is not to affect the balance of this by-law.

19. This by-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this \_\_\_\_\_ day of \_\_\_\_\_ 202\_\_\_\_\_

Mayor

## City Clerk

**Appendix B**  
**SUMMARY OF PROPOSED ZONING AND DEVELOPMENT BY-LAW CHANGE**

Proposed Zoning and Development By-law Amendments re: Enabling Child Day Care Facilities in Residential Zones					
District Schedule/ Section Name	Section #	Description of Amendment	Rationale		
Section 2	Definitions table	<p>Add new use to Institutional uses category:</p> <p>“</p> <table border="1"> <tr> <td>Child Day Care Facility Conversion Dwelling</td> <td>An existing Single Detached House or Single Detached House with Secondary Suite converted to contain only 1 Child Day Care Facility and 1 dwelling unit, each of which must have separate external access and no internal access.</td> </tr> </table> <p>“</p> <p>Update Laneway House definition:</p> <p>“A detached dwelling unit constructed in the rear yard of a site on which is situated a Single Detached House, Single Detached House with Secondary Suite, <b>or Child Day Care Facility</b>, but does not include Infill Single Detached House.”</p>	Child Day Care Facility Conversion Dwelling	An existing Single Detached House or Single Detached House with Secondary Suite converted to contain only 1 Child Day Care Facility and 1 dwelling unit, each of which must have separate external access and no internal access.	Enable a child day care facility with a separate dwelling unit in the same building converted from an existing house.
Child Day Care Facility Conversion Dwelling	An existing Single Detached House or Single Detached House with Secondary Suite converted to contain only 1 Child Day Care Facility and 1 dwelling unit, each of which must have separate external access and no internal access.				
Section 11	11.3.8.1	<p>Update to:</p> <p>“A laneway house is only permitted in combination with a single detached house, <b>or</b> single detached house with secondary suite, <b>or child day care facility</b>, and only on a site that provides vehicular access from the rear of the site.</p> <p>“</p>	Update Laneway House definition to enable a laneway house in combination with a child day care facility.		
	11.3.8.11	<p>Add:</p> <p>“A laneway house in combination with a child day care facility is only permitted if:</p> <p>(c) There is only 1 laneway house and 1 child day care facility on the site; and</p> <p>(d) The child day care facility is in a building that was converted from a single detached house or single detached house with secondary suite, and contains no other uses.”</p>	Add regulations for a laneway house in combination with a child day care facility.		
R1-1; RT-1; RT-2; RT-3; RT-4 and RT-4A; RT-5; RT-7; RT-8; RT-9; RT-10; RT-11; RM-1; RM-	2.1 Use table	<p>Add new conditional use to 27 district schedules:</p> <p>“</p> <table border="1"> <tr> <td>Child Day Care Facility Conversion Dwelling</td> <td>Conditional</td> </tr> </table>	Child Day Care Facility Conversion Dwelling	Conditional	Permit new child day care facility conversion dwelling use in residential zones.
Child Day Care Facility Conversion Dwelling	Conditional				

2; RM-3; RM-3A; RM-4; RM-7 and RM-7A; RM-8 and RM-8A; RM-9 and RM-9B; RM-9A; RM-10; RM-11; RM-12; FSD; R3; R4; and R5		“	
R1-1; RT-1; RT-2; RT-3; RT-4 and RT-4A; RT-5; RT-7; RT-8; RT-9; RT-10; RT-11; RM-1; RM-2; RM-3; RM-3A; RM-4; RM-7 and RM-7A; RM-8 and RM-8A; RM-9 and RM-9B; RM-9A; RM-10; RM-11; RM-12; FSD; R3; R4; and R5	2.2 Use-Specific Regulations	<p>Add new use-specific condition:</p> <p>“Child day care facility conversion dwelling is subject to the regulations, variations and relaxations that apply to:</p> <ul style="list-style-type: none"> <li>(a) single detached house, when the child day care facility conversion dwelling was converted from a single detached house; and</li> <li>(b) single detached house with secondary suite, when the child day care facility conversion dwelling was converted from a single detached house with secondary suite.”</li> </ul>	<p>Add a condition for new child day care facility conversion dwelling use to comply with regulations for the use it was converted from.</p>
RT-5; RT-11; RM-7 and RM-7A; RM-8 and RM-8A; RM-9 and RM-9B; and RM-9A	2.2 use specific regulations and section 3 density, form and placement regulations	<p>Update various sections to:</p> <p>“Laneway house must be in combination with a single detached house, <b>or</b> single detached house with secondary suite, <b>or child day care facility</b>, which is the only principal building on the site. Laneway house is regulated by Section 11 of this by-law and sections 3 and 4 of this schedule do not apply.”</p>	<p>Add child day care facility to the list of uses a laneway house is permitted in combination with.</p>
RM-7 and RM-7A; RM-8 and RM-8A; RM-9 and RM-9B; and RM-9A	Section 3 Density, Form and Placement Regulations	<p>Update various sections to:</p> <p>“laneway house, which is only permitted in combination with those uses described in section 3.11(a) above <b>or child day care facility</b>.”</p>	

## Appendix C

### Additional Responses to Resolutions

The Council resolution on [November 29, 2023](#) included additional direction for staff to explore, which are listed below. Below are updates on how the directions were assessed or addressed to date.

#### **A: Explore options to enable greater flexibility for the delivery of childcare spaces in residential areas**

##### **Simpler application processes and lower upfront fees**

In recent years, Council directed staff to improve permitting by streamlining the process as well as shortening review timelines. With the City of Vancouver Childcare Design Guidelines no longer applying as of [February 5, 2025 \(RTS 16141\)](#), this has simplified the childcare application review and has also helped to reduce staff review time. Staff are also undertaking other measures to evaluate the coordination of childcare applications amongst internal departments and with Community Care Facilities Licensing at Vancouver Coastal Health to find further efficiencies.

##### **Increases to the number of allowable childcare spaces**

Vancouver does not have a limit on the allowable number of childcare spaces. Provincial childcare licensing regulations require a certain amount of indoor and outdoor space per child, and the City's Parking By-Law requires one passenger loading stall for every eight children. These regulations will determine the allowable number of children in that childcare facility.

##### **Prioritizing applications for neighborhoods with the most acute childcare shortages**

Generally, there are only a small number of childcare applications by private operators in residential zones. In the last 10 years, the City has received an average of two applications per year for childcare in residential zones, with a slight uptick in the last five years. If applications for these types of small-scale childcares gradually increase over time, it may be beneficial to consider prioritizing applications from some geographic areas over others. However, with the small volume received to date, it is more efficient to process applications in the streamlined process as quickly as possible, along with all other permits.

For city-led childcare projects, staff continue to assess opportunities to build childcare facilities across the city, with a focus to prioritize the delivery of new spaces in areas with the most acute childcare shortages.

##### **Removal of on-site parking requirements**

Parking requirements for childcare facilities were previously included in the City of Vancouver Childcare Design Guidelines. In the City's Design Guidelines, the City required two staff parking stalls plus one parking stall for every eight childcare spaces. When the City's parking bylaw was updated in June 2024, parking requirements for childcare were consolidated into the parking bylaw, resulting in the elimination of the requirement for two staff parking stalls for a childcare. In addition, while the 1:8 ratio for parking stalls (now loading spaces) to childcare spaces remains, the number of stalls needed are no longer rounded up but are now rounded down, resulting in one less stall in many cases. Furthermore, added flexibility to deliver these spaces was also

introduced, where applicants have the option to deliver stroller/bike trailer parking for eight spaces in lieu of one parking stall. Cumulatively, these changes have eased parking requirements for childcare facilities.

**Relaxations when building upgrades are triggered by change of use, provided all life and safety requirements are met or exceeded**

In the work to update the Vancouver Building By-law (VBBL) in 2025, some new provisions were incorporated to make it easier to use an existing building for childcare. Staff do not recommend any further changes to building code requirements at this time, as the VBBL was only recently updated and it would be prudent to monitor the implementation of the new VBBL before considering any additional changes.

**B: Explore specific options for greater flexibility to deliver new childcare spaces in the Downtown commercial core and along the Broadway corridor**

For both the Downtown commercial core and the Broadway corridor, a significant change has been that the City no longer applies the City of Vancouver Childcare Design Guidelines, per [approval by Council on February 5, 2025](#). Across the City, private childcares now only need to meet the mandatory Provincial childcare regulations, and this has added flexibility to finding adequate space for childcare, especially in more dense areas such as downtown, or densifying areas such as Broadway corridor.

For downtown Vancouver, staff have been working with the Downtown Vancouver Business Improvement Association (“Downtown Van”) with the aim of establishing a Downtown Childcare Working Group to include the City, Downtown Van staff and representatives from their membership, and Community Care Facilities Licensing, to identify and vet potential opportunities for childcare to serve downtown residents and businesses. Additionally, work is underway with Downtown Van, and various representatives from the childcare sector to collaborate and find suitable spaces for childcare, on a pilot basis.

The Broadway Plan included a provision for additional density if childcare was proposed on the ground floor, helping to activate street-level spaces. Since the Broadway Plan came into effect, there has been strong uptake of this new policy, and 14 project proposals have come in which include childcare. Staff work relating to childcare along the Broadway corridor has focused on supporting incoming projects and monitoring their progress and working to identify potential future revisions to the policy to further enable childcare along Broadway as well as across the City.

**C: Pending any approval of the above by Council, staff be directed to include in their work plan, mechanisms to monitor and assess the effect of any related policy changes on the availability and quality of childcare services in the city and plan to report back by the end of Q1 2025.**

Pending Council approval of the proposed amendment, staff will monitor the number of enquiries received for the new options available and track the number of permit applications received. Staff will provide an update to Council one year after the new bylaws come into effect, if approved.

**D: Explore potential options to access federal lands and/or properties with relevant ministries and local Indigenous communities to support the delivery of urgently needed childcare spaces, including the potential to accommodate related workforce housing.**

Staff have continued work on the identifying potential sites for future childcare facilities, which has included all publicly owned sites in Vancouver, including federal and provincially owned land. In August 2024, City staff put forward an application to the New Spaces Fund to fund a 118-space modular childcare facility using City-owned land. While this application was unsuccessful, staff continue to look for other opportunities to leverage public land for childcare.

Additionally, staff have engaged with Vancouver Coastal Health to collaborate on finding opportunities to secure childcare spaces for health care workers. These discussions are ongoing. Finally, there are in-kind childcare facilities being secured through development that health care organizations will retain ownership of, which will add spaces for health care workers and the broader public.

**E: Should any new regulations or changes to by-laws result from any of the above, that staff be directed to notify previously unsuccessful applicants of the opportunity to re-apply under revised by-laws and/or regulations.**

Pending Council approval of proposed bylaw amendments, staff will reach out to previously unsuccessful applicants to inform them of the changes to the regulation.

## Appendix D

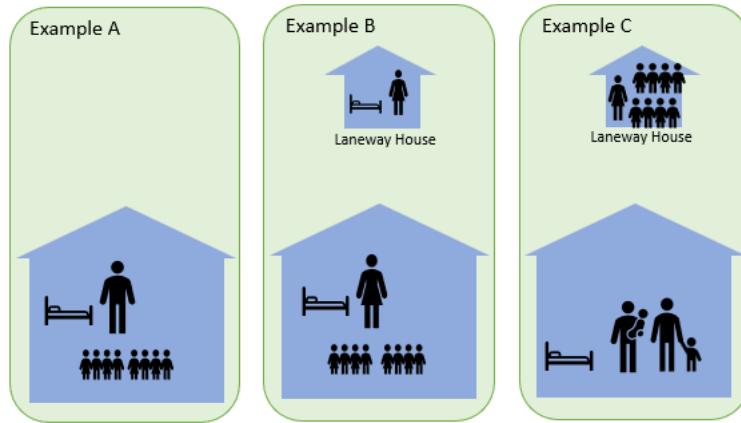
### Summary of Existing Options and Future Options for Childcare in a House

#### Existing Options for Childcare in Residential Zones

Currently, there are two pathways to create childcare spaces in residential zones.

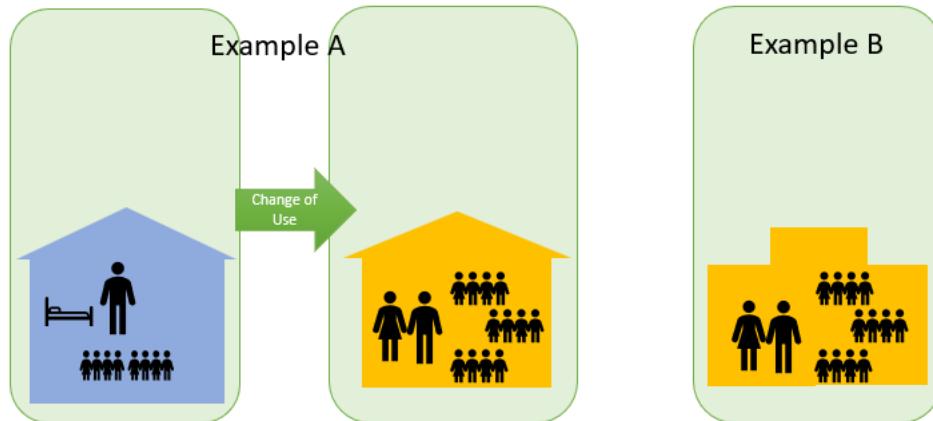
##### 1) Childcare for up to 8 spaces

Under the current Zoning and Development Bylaw regulations, providing care for up to 8 children in a house is considered residential use.



##### 2) Childcare for more than 8 spaces (a “Child Day Care Facility”), with no residential component

If one has an existing house, they can apply to change the use of their house to a Child Day Care Facility. Alternatively, they may build a new purpose-built Child Day Care Facility.

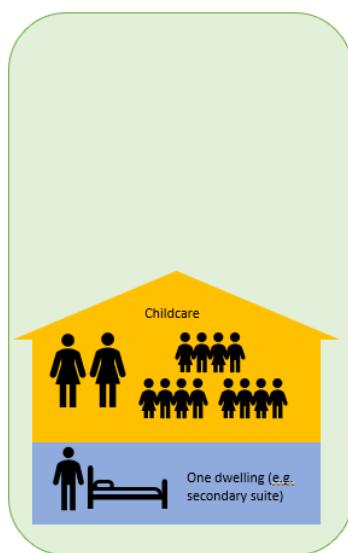


### **Proposed New Option for Childcare in Residential Zones**

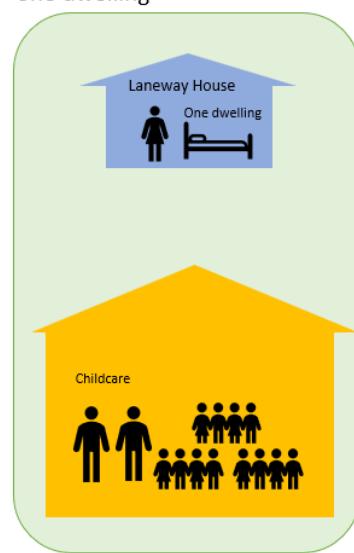
The following two scenarios are proposed with these bylaw amendments:

- 1) Single Detached House (SDH) or a SDH with Secondary Suite (SDH with SS) converted to contain one Child Day Care Facility and a separate dwelling unit within the same house/building.
- 2) SDH with a Laneway House, where the main house is converted to a Child Day Care Facility and the Laneway House is retained as a dwelling unit.

1: Childcare use and residential use in the same house



2: Main house converted to full childcare use with laneway as the one dwelling



The key parameters to this new option are below:

- Child Day Care Facility in combination with ONE dwelling unit
- Allow only the conversion of existing houses (no option for new builds)
- Separate external access and no shared internal access
- Enable in R1-1, R3, R4, R5, RT, RM, First Shaughnessy District Schedules