

OPEN THE DOORS



ACT NOW

Medical clinics are essential community infrastructure. Use the below draft motion to help your municipality explore policies that leverage new developments to create more healthcare space in your community.

Draft Council Motion

That XXX Council direct staff to explore ways of incentivizing the inclusion of doctors' offices and medical clinics in new developments, such as, but not limited to: *Floor Space Ratio (FSR) exclusions, Community Amenity Contribution (CAC/Amenity Cost Charges (ACC) exemptions or reductions or extending the list of qualifying amenities for density bonuses in the Density Bonus Framework.*

The draft motion follows on our successful resolution at the 2025 UBCM Convention where the City of Port Moody, backed by BC Family Doctors, advocated for the inclusion of community-based medical clinic spaces in new developments.

We thank the municipalities of Port Moody and Central Saanich for their leadership and allowing us to share an amended version of their successful council motions.

A photograph of two female doctors, one in the foreground and one slightly behind her, both smiling and looking down at something out of frame. The doctor in the foreground is wearing a blue scrub top and has a stethoscope around her neck. The background is a soft, out-of-focus grey.

Background

Given the need for more family doctors in many municipalities, the draft motion encourages the exploration of various policy tools that can reduce barriers to creating doctors' offices and medical clinics in new developments. The motion is not intended to be exhaustive or prescriptive, but to provide municipal staff with the flexibility to consider a range of options to make medical clinic space more feasible in appropriate locations.

Floor Space Ratio Exclusions

An FSR exclusion allows clinic or medical office space to be excluded from a building's density calculation. This means developers can include healthcare space without reducing the amount of residential or commercial space they are allowed to build, making it more financially attractive to incorporate medical clinics into new developments.

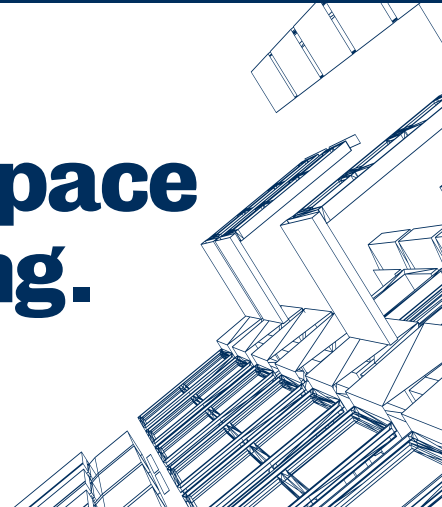
CAC/ACC Exemptions or Reductions

Municipalities can consider reducing or exempting Community Amenity Contributions (CAC)/Amenity Cost Charges (ACC) for projects that include medical clinics or doctors' offices. Lowering these costs could make it more feasible for developers to include healthcare space in new developments and create more primary care capacity while aligning with evolving provincial rules for community amenity contributions.

Density Bonusing Benefits

Municipalities can allow developers to build additional height or floor area in exchange for including medical clinic space in new developments. This creates an incentive to build healthcare infrastructure while expanding access to care in growing communities.

Note: The BC Ministry of Housing and Municipal Affairs has published guidance on Inclusionary Zoning and Density Bonusing that outlines the financial feasibility analysis required when creating or updating density benefit bylaws.

A white architectural line drawing of a modern building with multiple levels, terraces, and a complex roofline, located in the bottom right corner of the page.

Let's make primary care space part of community planning.