

WM FARES

ARCHITECTS

May 16, 2018

T. Scott Low
Planner II
Current Planning
Halifax

Re: Case Number 21389
Application for Development Agreements allowing for daycare centres at 55 and 56
Kearney Lake Road, and 4 Grosvenor Road.

Dear Mr. Low,

Thank you for your collaboration to date on the subject case. We offer the following information in response to your review:

1.0 Site Plan

Our application does not contemplate any changes to existing buildings and operations. Consequently, location of buildings, fences, landscaping, play structures and spaces, and parking will remain as is. The owners will assess any recommendations brought forward by Staff and the neighbours through the DA process and will incorporate any modifications on a site plan.

2.0 Planning Rationale (provided by the owner)

I have been working in the Childcare field for over 25 years. I have a degree in Child and Youth Study and I have worked with children and families in many capacities through Mount Saint Vincent University, IWK Health Centre, Halifax Regional School Board and the Nova Scotia

College of Early Childhood Education. In 2012, I opened a daycare facility, Play, Learn, Grow, located in Bedford. This family-run business has been very successful and currently serves over 100 families in the Bedford area.

In March of 2017, our business expanded with the purchase of Wedgewood's Little School which has been servicing the Wedgewood, Rockingham, Birchcove and Bedford Basin West communities for over 30 years.

This included 3 buildings with multiple programs catering to toddlers, preschoolers and school-age children (serving Grosvenor Wentworth Park School). Full-time programs are currently full, with waiting lists.

The daycares are open from 7am – 6pm, Monday to Friday. Drop off and Pick up times vary depending on the families and their needs. Because of the nature of the programs and families' varying work schedules, drop offs range between 7 am 9:00 am, and pick ups between 4pm and 6pm. All 3 daycares are fully independent with dedicated staff:

- 55 Kearney Lake has 38 children with 7 staff and caters to full time Toddlers and Preschoolers;
- 56 Kearney Lake has 14 children with 1 staff, and runs a full time School Age program;
- 4 Grosvenor has 8 children with 1 staff and runs a full time School Age program and a part day Morning Program

Many of the staff live in the area and walk or bus to work; those with cars park in the driveways.

We are seeking this change to give us the flexibility to respond to the demands in our market place and to changes in our industry. Families' and community needs change over time, and as a result the childcare industry including government regulations and programming continue to evolve and adjust. One such change is the recent addition of pre-primary within our schools. Grosvenor Wentworth Park School which is walking distance from our location is slotted for pre-primary for September of 2018. We are perfectly positioned to make the necessary adjustments to our structure and our programs to support this new government initiative but are hampered by the rigidity of the existing zoning which limits our ability to utilise our existing space and fails to recognise the evolving forms of childcare services.

We are a community-based program and encourage outings in the community. Many of our children move on to the Grosvenor Wentworth Park community school once they are old

enough to attend. Helping the children get familiar with their community, comfortable walking and confident in their surroundings is an important aspect of our program.

It is important to note that the closest licenced day care is 1.2 km from Wedgewood's Little School; It offers care for Toddlers and Preschoolers only. There is no other licenced center offering School Age care to the students at Grosvenor Wentworth Park School.

3.0 Intensity of Use

As noted, there will be no additional floor space added to the existing 3 buildings; the operations and capacity are governed and regulated by the provincial licensing authority.

4.0 Traffic and Pedestrian Study

As per section 2.0, the daycares at 55 and 56 Kearney Lake Rd are separate and fall under 2 independent licences; each stand on its own including compliance, operations, staffing and children. Crossing the sidewalk is not part of the operation.

We will be engaging a traffic consultant to carry out an assessment as per DA requirements; however, since there are no physical changes to existing conditions, it would be prudent to hear from the neighborhood first.

Further to the above, we have completed the attached (Appendix A) policy review in support of our application.

Yours truly,

Cesar Saleh, P.Eng.

WM Fares Architects

Policy Review

Halifax Municipal Planning Strategy		
Policy #	Policy Statement	Applicant Comments
2. RESIDENTIAL ENVIRONMENTS Objective: The provision and maintenance of diverse and high-quality housing in adequate amounts, in safe residential environments, at prices which residents can afford.		
2.1	Residential development to accommodate future growth in the City should occur both on the Peninsula and on the Mainland, and should be related to the adequacy of existing or presently budgeted services.	N/A Our proposal does not include residential development.
2.2	The integrity of existing residential neighbourhoods shall be maintained by requiring that any new development which would differ in use or intensity of use from the present neighbourhood development pattern be related to the needs or characteristics of the neighbourhood and this shall be accomplished by Implementation Policies 3.1 and 3.2 as appropriate.	The subject sites are within a neighbourhood that is already developed and fully serviced. Our proposal utilises existing buildings and infrastructure. As a result, building form and articulation, landscaping, buffering, and parking will remain in its current condition. Moreover, the use will remain as Child Care, except for removing the residential occupancy requirement from 4 Grosvenor Road.

2.4.2	In residential neighbourhoods alternative specialized housing such as special care homes; commercial uses such as daycare centres and home occupations; municipal recreation facilities such as parks; and community facilities such as churches shall be permitted. Regulations may be established in the land use by-law to control the intensity of such uses to ensure compatibility to surrounding residential neighbourhoods.	Day care facilities are enabled, the operation of which are governed and regulated by provincial licensing. The sites have historically been linked to Child Care use.
2.5.1	The City views the neighbourhood as the foundation for detailed area planning. In the process of detailed area planning, residents shall be encouraged to determine what they consider to be their neighbourhoods, and to work with City Council and staff in arriving at an acceptable definition of their neighbourhood and a neighbourhood plan.	Child Care is an integral part of established neighborhoods. We look forward to engaging the community through this public process.
2.10	For low and medium density residential uses, controls for landscaping, parking and driveways shall ensure that the front yard is primarily landscaped. The space devoted to a driveway and parking space shall be regulated to ensure that vehicles do not encroach on sidewalks.	We are not proposing any changes to the 3 sites. We will complete a site plan which will form part of the DA document and contain any required modifications that arise from the public process.

IMPLEMENTATION POLICIES			
Zoning			
3.20	3.20 In order to encourage the establishment of child care centres in a variety of locations to meet the varied needs of families, and to allow the consideration of the specific circumstances of an individual location, a child care centre which does not meet applicable land use bylaw regulations may be permitted by development agreement.	The current buildings used as child care facilities have been providing child care services to the neighborhood for 3 decades. The 2 buildings separated by the 4-lane major arterial road operate under 2 independent licences; each stand on its own including compliance, operations, staffing and children.	
3.20.1	In considering approval of such development agreements, Council shall consider the following:		
a.	for a child care centre located within a dwelling, alterations to the exterior of the building shall not be such that the building no longer appears to be residential in nature. This shall not prevent facilities for physically challenged children, or playground equipment to be erected on the property.	The proposal does not include any residential dwelling on site and does not require any changes to the “residential nature” of the existing buildings.	
b.	the hours of operation shall be such that adverse impacts of noise and traffic movements on adjacent residential uses are reduced.	Days and hours of operation will be specified in the DA.	

c.	parking shall be required on the site of the child care centre to accommodate the employees of the centre. Parking areas should, where necessary, be visually buffered from any adjacent residential uses by the use of fences, screening and/or landscaping as appropriate.	Please refer to Section 2.0 for description of existing operations.
d.	site design features, including landscaping, outdoor play space, parking areas and driveways shall be designed, sized and located to provide for the needs of the users of the facility, as well as to address potential impacts on adjacent residential uses.	There are no changes to existing design features. A site plan will be provided showing existing conditions.
e.	vehicular access to and egress from the child care centre and pedestrian movement shall be accommodated in a manner which encourages safety.	A Traffic Impact Study will be commissioned upon receiving feedback from Staff and the public.
f.	signs for the child care centre shall be of a size, design and placement on the lot which reduces impacts on adjacent residential uses.	We do not anticipate any changes to signage; we would accept general signage clauses as per the Halifax Mainland LUB provisions.

g.	centres shall not be located so as to produce a concentration within a particular neighbourhood. In addition, only one centre with a licensed capacity of more than 14 children shall be permitted on any cul-de-sac.	The subject site is not located on a cul-de-sac. Please see section 2.0 regarding supply of daycare services locally and the proximity of operations to other providers.
h.	all other relevant policies of the municipal planning strategy with particular reference to the Residential Environments section.	See above