

RATIONALE FOR DEVELOPMENT AGREEMENT FOR EXPANSION OF IN-HOME CHILDCARE FROM 14 TO 20 CHILDREN AT 6583 QUINPOOL RD

Maple Tree Montessori has operated at 6583 Quinpool Road since September 2012 with 14 childcare spaces for children between 3 and 5 years of age, in accordance with the R-1 zoning for the property.

The hours of operation for the preschool are 8:30am to 5:30pm and these will not change. There are no interior or exterior renovations required or being undertaken with this expansion, as the current space meets all of the requirements for a childcare centre under the Nova Scotia Day Care Act and regulations.

The backyard is currently used by the homeowners and as outdoor playspace for the preschool. There are some fixed and mobile pieces of play equipment (e.g., sensory table, net and balls, art easel, etc.). No additions are required to outdoor equipment with the expansion from 14 to 20 childcare spaces.

There are currently three teachers (2.6 FTEs) working at this location, one of whom lives in the house, one walks to work, and one drives. Expanding the number of childcare spaces to 20 will increase the staff complement from 2.6 FTEs to 3.0 FTEs.

The property is located on the corner of Quinpool and Poplar, with the driveway on Poplar. There is currently parking for four vehicles on the property (3 in the driveway and one in the garage). Poplar Street has unrestricted daytime parking on the east side and 15-minute parking (8am-5pm Mon-Fri) on the west side. This location is also well served by transit, with bus stops #8146 and #8135 right next to and across the street from the property, with Routes #9A & B and #32 serving those stops. There are also Routes #1 and 14 approximately 300m away on Oxford St and Routes #2, 3, 5, 14, 123 just 500m away on Chebucto Rd. As the attached Traffic Impact Statement indicates, there will be no significant impact to these or surrounding streets, as a result of an expansion from 14 to 20 childcare spaces.

The number of families has been increasing in the area and demand for high-quality childcare in the neighbourhood continues to grow. Many of the children that are currently enrolled live within walking distance to the preschool. Allowing this small increase of 6 additional childcare spaces will increase the availability of this important service and help Halifax reach its Centre Plan goals.

The Centre Plan vision and core concepts promote Complete Communities, specifically, promoting "pedestrian supportive, mixed use developments that allow safe and convenient access to the goods and services needed in daily lives that are located within walking distance...When these amenities are

located close to where people live and work, people are more likely to walk, cycle, and use public transit" (sec. 2.1). There are not many services as vital to the health and vibrancy of our community as childcare, and a benefit to having more childcare spaces available right in the neighbourhood allows more children and families to walk for drop-off and pick-up, removing vehicles from the road network and decreasing GHG emissions.

The Centre Plan recognizes that the Regional Centre is the principal economic centre of Atlantic Canada and has as objectives: to support businesses and entrepreneurial activities through land use regulations, programs and municipal initiatives (EC2); and to improve the quality of life for the Regional Centre's residents by improving access to community and social services (EC3). Having more childcare spaces in the neighbourhood will improve access to this very important service.

Given these benefits and the very small impact of an increase of adding just 6 additional childcare spaces, it is hoped that this application will be deemed appropriate and a development agreement approved.