

65 TO 71 SUNNYBRAE AND 71 CENTRAL CHILDCARE CENTRE

March 12, 2025

1. Project Background and Description

In our community of Fairview, the demand for “**licensed**” childcare has skyrocketed.

“Licensed” childcare gives parents access to funding and subsidies to assist with the cost of childcare.

The availability of licensed childcare in Fairview is currently extremely limited. The school population at EBES is at and over capacity due to changing demographics and the new pre-primary program. Likewise, Fairview residents struggle to find licensed care for pre-school age children due to the increased demand caused by the federal initiative to provide parent fee reductions regardless of income level in a view to provide every child full day care for \$10 per day.

The project commits to operating as a licensed facility.

The Department of Education and Early Childhood Education has pre-approved a license to operate additional spaces.

To expand, a development agreement is required because this location is in an R-2 Zone

2. Existing Use

The properties are in an R-2 Zone. The current campus has 86 students:

- 65 Sunnybrae – 14 (daycare facility in conjunction with a dwelling)
- 67 Sunnybrae – 50 (pre 1997 daycare facility)
- 69 Sunnybrae – 14 (a daycare facility in conjunction with a dwelling)
- 70 Central – 8 (a daycare facility in conjunction with a dwelling)
- 71 Sunnybrae – 0 (2 Residential Units)

During the school years 2019/20 and 2020/21, the Halifax Regional Centre for Education (“HRCE”) leased 69 Sunnybrae the pre-primary program associated with Ecole Burton Ettinger School.

In the 2019/20 school year HRCE had 40 four-year old children in the premises. Due to Covid-19, the numbers dropped in 2020/21 to 25 children.

3. Project Scope

We would like to expand the campus by adding space for 48 children as follows:

- 65 Sunnybrae – 6 additional for a total of 20
- 67 Sunnybrae – 5 less for a total of 45
- 69 Sunnybrae – 26 additional for a total of 40
- 70 Central – 6 additional for a total of 14
- 71 Sunnybrae – 15 additional for a total of 15

Given the proximity to Ecole Burton Ettinger, it is anticipated that in addition to toddler and pre-school care care, the facility will provide much needed before school, lunch, and after school care. We will offer nutritional lunch and snacks as required under Nova Scotia day care regulations.

The project will commit to operating as a licensed facility.

Currently, we anticipate the following operations, however, as demand changes, the hours may vary slightly:

- Monday to Friday 7 am to 5:30 pm.

4. Rationale

In our community of Fairview, the demand for “**licensed**” childcare has skyrocketed. “Licensed” childcare gives parents with low to moderate incomes access to funding and subsidies to assist with the cost of childcare.

In addition to subsidized care, the Federal Government national child-care funding has created more demand on licensed centres because more parents can access affordable childcare.

Fairview is a growing community.

The school population at EBES is at and over capacity due to changing demographics and the new pre-primary program. The school population (<https://www.hrce.ca/school/burton-ettinger-elementary>) has grown from 444 to 538 in the past 6 years.

Currently, the availability of licensed childcare in Fairview is extremely limited. At this time there are only 183 licensed daycare spots in all of Fairview. Families benefit from childcare in their community:

- Some may walk to/from daycare
- Guaranteed nutritional lunch and snacks
- Eligibility for parent fee reductions and other funding for costs of care

Food insecurity (<https://childrenfirstcanada.org/blog/5-eye-opening-ways-kids-are-affected-by-food-insecurity/>) can impact a child’s daily experience. They can be fatigued. Food insecurity can cause health issues such as hyperactivity which can impact socialization and learning. Further children who suffer obesity or show up for “free” breakfast program can may be ostracized or bullied, which will clearly impact socialization and learning.

Subsidized licensed childcare can reduce the impact of food insecurity through provision of nutritional lunches and snacks on a daily and consistent basis and in an environment where all children regardless of income receive the same.

The environment benefits because families can walk to/from daycare rather than being driven in from daycares or providers outside of the area.

5. Community Context

Fairview community needs more access to licensed childcare to allow parents access to funding for full time seats which will provide not only regulated care, but also nutritious meals and snacks.

| Community Cluster | (%) | |
|-------------------------------|--------------|--|
| Bedford/ Hammonds Plains | 19.62 | While Fairview is a dynamic and growing community, the families of Fairview have the highest rate of low income (total household income below \$20,000) families in all of Halifax. http://www.healthatlas.ca/ |
| Clayton Park | 24.75 | |
| Cole Harbour/ Eastern Passage | 21.77 | |
| Dartmouth East | 21.81 | |
| Dartmouth North | 30.74 | |
| Dartmouth South | 24.89 | |
| Fairview | 33.38 | |
| Fall River and Area | 19.36 | |
| Halifax Chebucto | 29.44 | |
| Halifax Citadel | 30.1 | |
| Halifax Needham | 30.11 | |
| Sackville North and Area | 22.19 | |
| Sackville South | 27.16 | |
| Sambro Rural Loop | 24.4 | |
| Tantallon/Timberlea/SMB | 21.46 | |
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| <p>Further, Fairview families are among the highest of single parent families in comparison to other communities in HRM.</p> <p>Children in single parent families are twice as likely to experience food insecurity. A <u>Report</u> shows that 1 in 3 (rather than 1 in 6) children under the age of 18 see food insecurity when they are in a single parent home. (https://proof.utoronto.ca/food-insecurity/)</p> | Community Cluster | Single Parent (%) |
| | Bedford/ Hammonds Plains | 3.31 |
| | Clayton Park | 4.49 |
| | Cole Harbour/ Eastern Passage | 5.09 |
| | Dartmouth East | 6 |
| | Dartmouth North | 7.21 |
| | Dartmouth South | 5.18 |
| | Fairview | 5.85 |
| | Fall River and Area | 3.1 |
| | Halifax Chebucto | 4.44 |
| | Halifax Citadel | 5.45 |
| | Halifax Needham | 5.46 |
| | Hants North | 4 |
| | Sackville North and Area | 4.22 |
| | Sackville South | 5.91 |
| | Sambro Rural Loop | 3.42 |
| Tantallon/Timberlea/SMB | 3.79 | |

<http://www.healthatlas.ca/>

6. Interface with HRM Municipal Planning Strategy

The Residential Environment Section of the HRM Planning Strategy states:

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**.

The Planning Strategy encourages childcare centres that meet the needs of families. The Planning Strategy provides:

3.20 In order to encourage the establishment of childcare 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 childcare centre which does not meet applicable land use bylaw regulations **may be permitted by development agreement**.

Having 48 additional children at this site:

- will not impact the residential character of the buildings:
 - No extensions will be added

- outdoor landscaping, play space, parking areas and driveways are designed, sized and located to provide for the needs of the children and also address potential impact on adjacent residential uses.
- **will not have an increased impact** of noise and traffic movements (Report attached) on adjacent residential lots.
- will encourage safety such that childcare areas are gated away from vehicular access to and egress from the childcare centre.
- will not have any signage
- will not produce a concentration within a particular neighbourhood (see more below)
- is consistent with the Residential Section of the Planning Strategy.

In the 2019/2020 school year, **40 additional children** were permitted to be present and cared for at 69 Sunnybrae alone. No issues arose or were identified with having that concentration of children at this site. This proposal is seeking 48 additional children spread over 5 lots.

7. Daycares in the area

Children's Garden: 80 Children - 18 mos. to 12 years

Frederick Ave: 14 children – 18 mos. to 12 years

Magic Beings – 50 Children – 18 mos. to 12 years

Sunnybrae – 14 Children – 4 to 12 years

Central - 8 Children – 18 mos. to 12 years

New Beginnings – 17 Children – 36 mos. to 12 years

The Fairview Residential Area houses a school on municipal park land. EBES currently is home to more than 500 students. Concentration of daycares must be considered in context of a school in the neighbourhood. As a starting point, this neighbourhood welcomes children. Having a daycare close to a school is a virtual extension of the school. Families anticipate and expect that students will be in school and on the playground.

New School construction (<https://news.novascotia.ca/en/2024/09/24/progress-new-halifax-schools>) in Halifax contemplates having child care centres on-site in the school. This project is consistent with that vision but can be created without investing any additional public capital.

8. Traffic Impact Statement

There will be no adverse impact on traffic. In fact, the traffic will be less than it has been from 2019 to 2021. In the 2019/2020 school year. Drop offs for the 40 pre-primary students were at set start and end time. Under the proposed model drop offs and pick ups will be staggered which will lessen the impact on traffic. (See Report attached)