

March 10,2025

**Halifax Regional Municipality**  
PO Box 1749  
Halifax, NS  
B3J 3A5

Attention: Ashley Blissett, P.Eng.  
Email: [blissea@halifax.ca](mailto:blissea@halifax.ca)

Dear Ashley:

**RE: Magic Beings Daycare Expansion Traffic Impact Statement  
Sunnybrae/Central Campus**

## Background

DesignPoint Engineering and Surveying is pleased to submit the following traffic impact statement for the Magic Beings Daycare expansion project for its Sunnybrae/Central Campus. Magic Beings Daycare is a locally owned business that is closely linked to Burton Ettinger elementary school in the community of Fairview.

The Sunnybrae/Central Campus consists of four buildings. These buildings are former single-family dwellings that have been retrofitted for its day care operation. Before and after school daycare is provided at Civic 65, 67, and 69 Sunnybrae Avenue and Civic 70 Central Avenue.



*Figure 1 - Civic 65, 67 and 69 Sunnybrae Avenue*

A site location plan is shown in Figure 2.

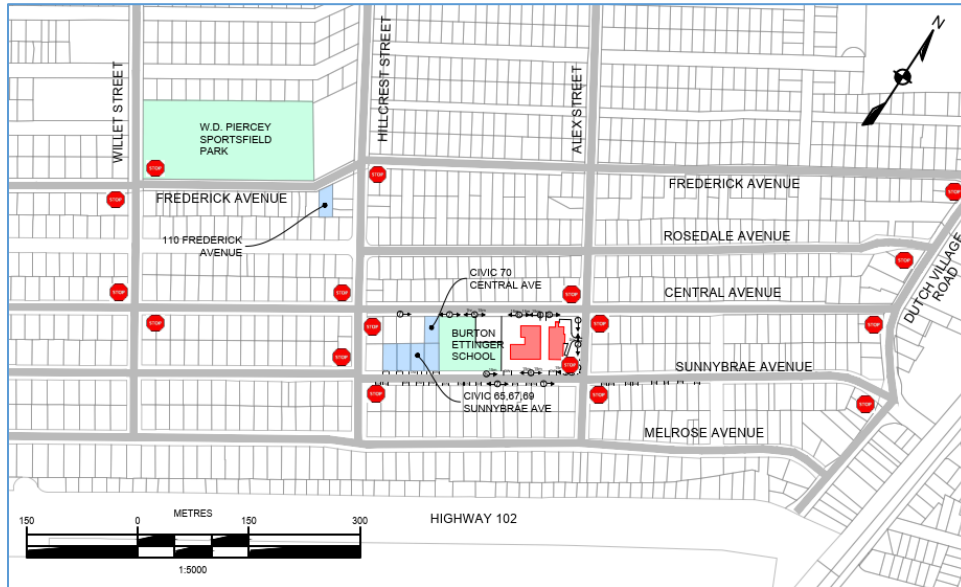


Figure 2 - Site Location Plan

Magic Beings would like to expand its Sunnybrae/Central Campus by **48 seats**. To accommodate the expansion, Civic 71 Sunnybrae Avenue will be retrofitted. The Halifax Regional Municipality requires that a traffic impact statement be prepared for this location to support this expansion.

*Burton Ettinger Elementary School*

Burton Ettinger Elementary School is an elementary school (Grades 1-5) in Fairview with an enrollment of approximately 538 students. Unlike most new schools, it does not have off-street parking. Staff who choose to take their car to work must find on-street parking. Approximately 130 students are bussed. The school starts at 8:35 am and ends at 2:45 pm.

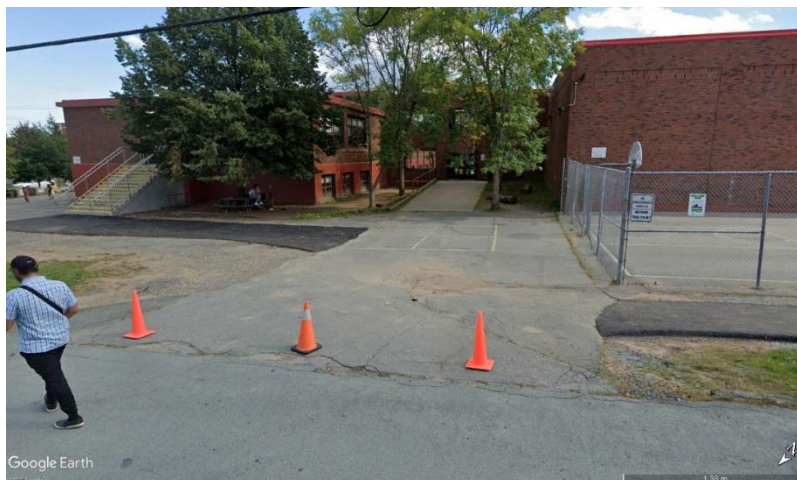


Figure 3 - Burton Ettinger Elementary School

## Site Operations

The Sunnybrae/Central campus currently has an enrollment of 87 students. Of that number, only 58 students (66%) are dropped off before school starts. Students are then escorted to and from school by staff.

The owner has provided the following data:

- Most students (60%) are dropped off 30 minutes before the start of school.
- Most students (57%) are picked up between 4:00 and 5:00 pm
- The occupancy rate is 1.73 students per vehicle.
- There are 11 staff. This will increase by 2 with the proposed expansion.

If we assume that the new students demonstrate the same trip patterns, the addition of 47 seats will add **16 car trips** between 8:00 and 8:30am. This equates to a total of **46 vehicle trips**.

From this data, the critical period for parking demand is the 30-minute period before school starts.

## Parking Inventory

The ITE Transportation Planning Handbook<sup>1</sup> notes that the use of parking related performance measures depends on the decision-making circumstances. For off-street facilities, the focus is usually on the utilization of parking spaces. Some performance measures include duration, capacity, turnover, and utilization.

Managing on-street parking is controlling who parks where and preventing spillover parking into adjacent neighborhoods. Tools used include adding or removing spaces, changing the permitted period, and restricting parking to certain times or users. All three methods are used in the study area. This is illustrated in the attached sketch and described below:

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<sup>1</sup> Institute of Transportation Engineers Transportation Planning Handbook 4<sup>th</sup> Edition

### Sunnybrae Avenue

On-Street parking is permitted without restrictions along the south side of Sunnybrae Avenue. There is a no-parking sign near the speed-bump sign near Civic 58, but it does not indicate a zone for no parking. No-stopping is permitted in advance of Alex Street between 8am and 4pm. On the north-side, parking is permitted without restrictions from the Ballfield to Hillcrest Street. There is a small no parking zone for the mailbox. In-front of the school, parking is restricted to 15-minutes, 8 am-4pm, Monday to Friday. There is also a no-stopping zone in advance of Alex Street.

**There are six (8) off street parking spaces in front of Civics 65-71.**

### Central Avenue

On-Street parking is permitted without restrictions along the north side of Central Avenue. On the south side, parking is restricted from Civic 74 to just beyond the Canada Post mailbox. There is a 1-hour parking zone in front of the ball field although the extents are not clear. In-front of the school, parking is restricted to 15-minutes, 8 am-4pm, Monday to Friday. There is also no-stopping/accessible parking zone in advance of Alex Street.



Figure 4-No Parking Sign near Civic 58

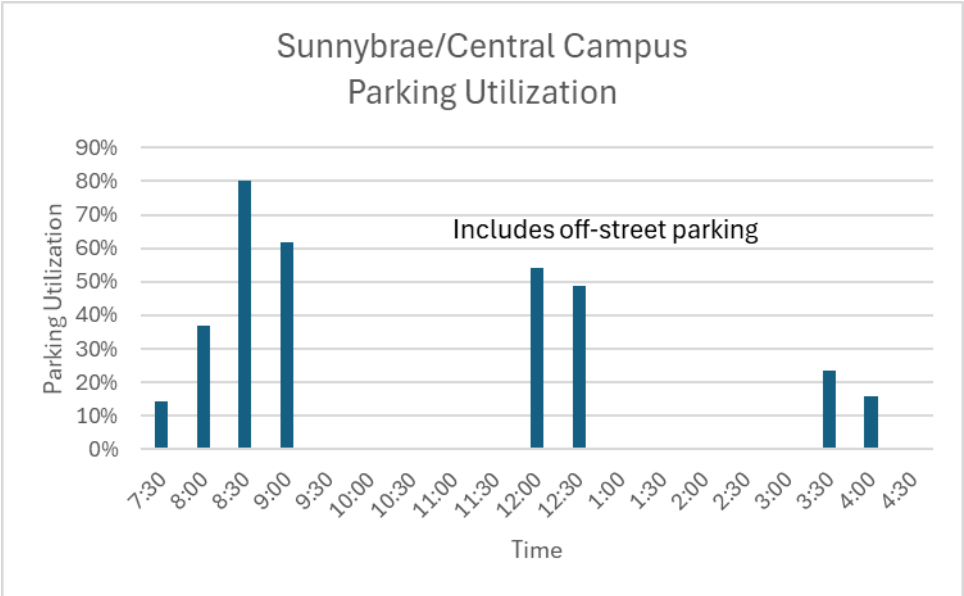
## Parking Demand

A site visit was carried out on March 5, 2025, to observe the parking utilization near the School and the Daycare. Surveys were carried out during the morning (7:30 – 9:00 am), noon (12-1 pm), and afternoon (4-5 pm) periods.

### *Observations*

- Both sides of the street and the driveways were used for drop-offs and pick ups.
- From 8:15 – 8:35 am – severe congestion on Sunnybrae caused by cars parked on both sides of the street. During this period, most clients used the driveways for drop offs.
- The average drop-off time was 2 minutes.
- The average pick-up time was 3 minutes
- It appeared that the all-day parking on Sunnybrae and Central was used by school staff.
- The spaces in-front of campus were exclusively used by the Daycare. School traffic generally used the 15-minute zone traffic in-front of the school.
- It appeared that two (2) of the off-street parking spaces were used by staff.





**Analysis**

There are nine (9) on-street parking spaces and twelve (12) off street spaces near the campus. This equates to 21 spaces. If we assume that two (2) off-street spaces are used by staff, this equates to 19 spaces available for drop-offs and pick-ups. If we assume that total demand is 46 vehicles, the spaces will only need to turnover three times over a 30-minute period to provide the needed capacity. This equates to a gap of 10 minutes for each space.

**Access Review**

An access review was carried out on March 4, 2025, to confirm stopping sight distances. It was noted that there are speed tables and a posted speed of 40 km/h. Based on this, there are no concerns.



Figure 5-Sunnybrae Avenue Sight Distance looking West



Figure 6 - Central Avenue Sight Distance looking West

## Summary

- Magic Beings Daycare plans to expand its Sunnybrae/Central Campus from 87 to 134 seats. Based on its student's current travel patterns, this equates to a total of 51 vehicle drop offs between 8:00 and 8:30 am.
- There are 19 on and off-street parking spaces near the campus. These spaces are typically not occupied during the morning rush-hour period.
- The average drop-off time is three minutes. The available parking space can accommodate the parking demand because of the high turnover of spaces.
- Based on the above, the existing parking should be able to accommodate to Magic Beings proposed expansion.

## Closing

We appreciate your help with this traffic impact statement. If you have any questions or proposed changes to the report, please do not hesitate to contact me directly.

Thank you,  
**DesignPoint Engineering & Surveying Ltd.**

Paul. V. Burgess, M.Eng., P.Eng  
Senior Transportation Engineer

