

December 1, 2025

Re: Item 10.1.3

HALIFAX

Public Hearing

PLANAPP-2025-00730

Development Agreement: 110 Frederick Ave.,
Fairview

Halifax and West Community Council

Proposed Development



Applicant: Jodi Tsitouras

Location: 110 Frederick Ave,
Fairview

Proposal: Day Care Centre

Type of Application: Development
Agreement

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Site Context



General Site location in Red



Site Boundaries in Red

2

Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

Guide where population growth and the investment of services like transit, piped water and sewer should occur.

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Planning Policy Overview

Regional Plan &
Subdivision By-law

Community Plan

Land Use By-law
(Zoning)

Outlines where, how, and which types of development may occur. Some uses may only be allowed after community consultation and Council approval.

Planning Policy Overview

Regional Plan &
Subdivision By-law

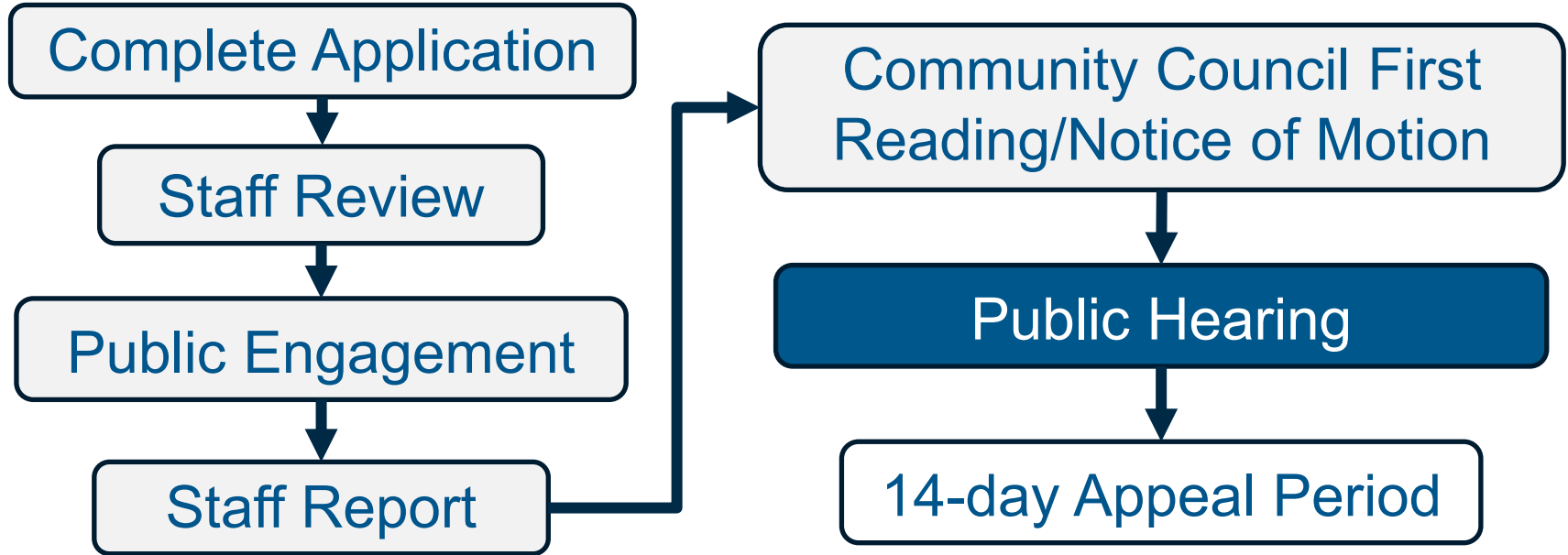
Community Plan

Land Use By-law
(Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public.

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Development Agreement



Planning Overview



Municipal Sewer and/or Water: Yes



Zone: R-2 (Two Family Dwelling) Zone



Designation: Residential



Existing Use: Day Care Facility (14 Children)



Enabling Policy: Policies 3.20 and 3.20.1

Policy Consideration

Enabling Policy 3.20 & 3.20.1:

This policy enables Council to consider, by development agreement, child care centres that are not in compliance with the LUB.

Policy requires consideration of the following:

- Whether buildings maintain a residential appearance
- Traffic movements and impacts
- The concentration of child care centres in the area

Proposal Consideration

Council must consider the following in rendering a decision:

Relevant Matters of Policy Consideration	Evaluation/Assessment
Whether buildings maintain a residential appearance	No exterior alterations to existing dwellings.
Traffic movements and impacts	Adequate - parking provisions will meet the site's operational needs.
The concentration of child care centres in the area	Expansion will not create a concentration in the area.

Proposal Details

The major aspects of the proposal are as follows:

- Expand from 14 to 40 children, with no residential component.
- No exterior changes to the buildings are proposed.
- Opaque fence 6 feet high to be installed.



Public Engagement Feedback

Notifications Mailed



33

Individual Calls/Emails



2

Webpage Views



111

Survey Submissions



8

Level of engagement completed was consultation achieved through site signage, HRM website, a mail out notification, and an online survey.

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Public Engagement Feedback

Feedback included:

- Traffic and safety;
- Noise impact in a residential area; and
- Support for increase in access to child care.

Elements of Development Agreement

- A maximum of 40 children under care is permitted
- R-2 uses are permitted if the child care centre is no longer operational
- The building must retain residential characteristics
- Outdoor play area required with side and rear yards with screening provisions
- Hours of operation from 7:00 a.m. to 6:00 p.m.
- 2 on-site vehicle parking spaces for the purposes of pick-up and drop-off activities
- Dedicated walkways to the buildings
- Minimum standards for outdoor lighting, signage, refuse screening, and maintenance

Non-Substantive Amendments

A 'Non-Substantive Amendment' is a change to the agreement which can be made without a formal Public Hearing. The Development Officer or Community Council could authorize this change by resolution. These include:

- Changes to extend hours of operations for shift workers;
- Extension to the dates of commencement and completion of development

Staff Recommendation

The staff recommendation contained in the staff report was arrived at after a detailed analysis of all relevant policies in the Regional and local Municipal Planning Strategies. Staff recommend:

- 1. Approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A; and*
- 2. Require the agreement be signed by the property owner within 120 days, or any extension thereof granted by Council on request of the property owner, from the date of final approval by Council and any other bodies as necessary, including applicable appeal periods, whichever is later; otherwise this approval will be void and obligations arising hereunder shall be at an end.*

Thank You

Planner's Name



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