

Committee: Committee of the Whole – Community Development

Date: March 3, 2025

Department: Community Development

Topic: Investigating Potential Child Care Locations

Background: Staff were asked to investigate options for a child care facility in support of the United Counties of Leeds and Grenville’s Directed Growth Strategy. This included assessing the feasibility of the 2nd storey of the Spencerville Arena as well as privately owned land and former church building at 2140 Dundas Street.

Spencerville Arena: Staff reviewed Ontario’s Planning and Design Guidelines for Licensed Child Care Centres to evaluate the potential of the Spencerville Arena space. A chart is attached to provide a more detailed review and notes.

Key findings include:

- Limited available space: The arena offers approximately 56m² of space, which is insufficient after allocating required areas for washrooms, food storage, office, staff rest area and play space.
- No windows to outside: Regulations require windows covering at least 10% of the floor area to provide natural light, which the arena does not have.
- No suitable outdoor play area: Provincial guidelines require 5.6m² of fenced, on-site outdoor play space per child, which is not available at this location. Director approval would be required to use alternate space.
- Renovations required: Significant modifications would be needed to install a separate washroom, diaper changing area, storage areas, office, staff rest area and fencing.
- Entrance and security considerations: A dedicated entrance is recommended, but not available. Without a separate entrance, signage, controlled access, and scheduling measures would be needed to ensure safety.

The funding available through the CWELCC is directly related to the number of child care spaces created. Once all space requirements are met, the limited space would restrict the number of child care spaces that can be accommodated, making it unlikely

that the funding would be sufficient to cover the extensive renovations needed to bring the space into compliance with licensing requirements.

Cardinal Commons (2140 Dundas): This site is within the Directed Growth Strategy's target area and has a 4,800sq ft former church building with a kitchen and outdoor space.

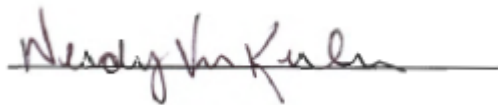
The site would require a zoning bylaw amendment to permit a child care use. It is currently zoned CG-3, with permitted uses limited to:

- Accessory Dwelling Unit
- Farmers' Market
- Office
- Place of Assembly
- Specialty Food Establishment (processing, packaging, warehousing, and sale of honey-related products)

Additionally, the bylaw doesn't allow any new structures on the property (except for temporary structures related to the above uses) because of the cemetery status.

Staff have provided the Counties with the above information and development goals provided by the property manager, which include a proposed child care facility.

As this is a privately-owned property, the Counties would work directly with the property owner to determine the feasibility of the site for this use. Staff are ready to assist and preconsult on a future zoning bylaw amendment.



Community Development Coordinator