

Town and Gown Committee

Monday, January 27th, 2025, 1:00 PM

Alumni Boardroom, Fountain Commons, Acadia University

1. Introductions and Approval of Proposed Agenda
2. Approval of October 7, 2024, meeting minutes
3. Public Input/Question Period
 - a. Public Participation is limited to 30 minutes. Each person is limited to 3 minutes and may return to speak once, for 1 minute, if time permits within the total 30-minute period.
 - b. Questions or comments are to be directed to the Chair.
 - c. Comments and questions that relate to personnel, current or potential litigation issues, or planning issues for which a public hearing has already occurred, but no decision has been made by Council, will not be answered.
4. Presentations
 - a. MOU Workplan Report
L. Harper, Community Liaison Officer, Acadia Co-op Placement Fall 2024
 - b. Red Spruce Mental Health Centre
T. Surette, Associate Professor, Acadia School of Education & Lead/Co-founder Red Spruce
J. Dawson, Coordinator, Red Spruce
 - c. Housing Accelerator Fund
D. Lake, Director of Planning & Development, Town of Wolfville
 - d. Soups and Sides Initiative
B. Shaw, Manager of Communications & Strategic Initiatives, Town of Wolfville
5. Old Business
 - a. International Student Support Program *B. Shaw*
 - b. Community Events *I. Murray, Strategic Initiatives*
 - c. Community Safety Office Research Study *B. Shaw, I. Murray*
6. Reports
 - a. Town Of Wolfville *G. Horne, Chief Administrative Officer*
 - b. Acadia University *E. Beaudin, VP Finance & Administration*
 - c. Acadia Students' Union *A. Johnson, General Manager, ASU*
7. New Business
 - a. MOU Workplan Operational Structure *I. Murray, Strategic Initiatives*
8. In Camera
9. Next Meeting
10. Adjournment

Town and Gown Committee
Minutes [DRAFT]
Monday, October 7, 2024

ATTENDING

- Mayor Wendy Donovan
- Councillor Jodi MacKay, Town of Wolfville
- Councillor Jennifer Ingram, Town of Wolfville
- Deputy Mayor Wendy Elliott, Town of Wolfville
- Barb Shaw, Manager of Communications and Strategic Initiatives, Town of Wolfville
- Glen Horne, Chief Administrative Officer, Wolfville
- Kaden Thibault, Community Compliance Coordinator, Town of Wolfville
- Jeff Hennessy, President and Vice-Chancellor, Acadia
- Erin Beaudin, Vice-President, Finance & Administration and CFO, Acadia
- Shelley Fleckenstein, Board of Governors, Acadia
- Ian Murray, Executive Advisor, Acadia
- James Sanford, Executive Director, Residence and Student Life, Acadia
- George Lohnes, Community Member
- Sam Taylor, Interim President, Acadia Student Union
- Jodie Noiles, Sustainability Coordinator, Acadia
- Alicia Johnson, ASU, Interim General Manager, Acadia
- Marcel Falkenham, Director of Facilities, Acadia
- Recording Secretary, Barb Baker, Office of the VP Finance and Administration, Acadia

ABSENT WITH REGRETS

None

Agenda Item	Discussion and Decisions
<p>1. Approval of Agenda</p>	<p>MOTION: IT WAS MOVED BY S. FLECKENSTEIN, AND SECONDED W. DONOVAN THAT THE AGENDA BE APPROVED AS AMENDED.</p> <p>CARRIED</p>
<p>2. Approval of Minutes</p>	<p>MOTION: IT WAS MOVED BY J. MACKAY AND SECONDED BY S. TAYLOR THAT THE MINUTES OF APRIL 22, 2024, BE APPROVED AS PROVIDED.</p> <p>Amendment – Correction to reflect "municipal leasing agreement" instead of "provincial."</p> <p>CARRIED</p>

<p>3. Public Input/Question Period</p>	<ul style="list-style-type: none"> • Town notification of the meeting was delayed, being posted only 2 hours prior. • No members of the public were present.
<p>4. Presentations</p>	
<p>a. Workplan Report</p>	<p>Presenter: T. Richardson (former Community Liaison Office Co-op placement)</p> <ul style="list-style-type: none"> • The Community Liaison Office Co-op student role is to support working groups moving and other action items. L Harper is the co-op for the winter term and an application has been made for a winter term student. • Overview of summer co-op placement and working group progress. • Key initiatives included: <ul style="list-style-type: none"> ○ Research on food security at other institutions focused on reducing barriers related to accessing nutritious foods ○ Food access pilot programs like "Soup and Sides." ○ Coordination and outreach with L. Frank and local organizations such as the Wolfville Farmers Market and food bank. ○ Housing research and engagement with Schnieder report on safety and regulatory concerns. • Status updates and Discussion <ul style="list-style-type: none"> ○ Schneider's report is pending clarification. I. Murray and B. Shaw to meet with Dr. Schnieder to encourage a narrower approach with more tangible action items. ○ There is an arrangement as part of the police review and some recommendations are on hold. ○ Creation of Teams site with access to reports and resources.
<p>b. Student Services Update</p>	<p>Presenter: J. Sanford (Executive Director, Residence and Student Life, Acadia University)</p> <ul style="list-style-type: none"> • Focused on supporting students through earlier orientation and faculty engagement. There will be an evaluation. • The student guide was revised and provided across campus to faculty and staff to aid them in directing students to the proper resources.

	<ul style="list-style-type: none"> • Weekly regulatory meetings on off-campus student impact were established with town officials, RCMP, and Acadia representatives. • The three administrative leads meet weekly regarding the MOU. • Collaboration with STFX on best practices for events like Homecoming. <p>Discussion:</p> <ul style="list-style-type: none"> • Emphasis on addressing Off-Campus student activities and supporting their academic success.
<p>c. Update from the ASU</p>	<p>Presenters: S. Taylor (Interim President, ASU), A. Johnson (General Manager)</p> <p>Key initiatives:</p> <ul style="list-style-type: none"> ○ Municipal election Q&A to boost student participation. ○ Reviving Axes in Action to fund food security projects. ○ Promoting a student housing survey in collaboration with stakeholders. <p>Discussion:</p> <ul style="list-style-type: none"> • G Lohnes inquired about farm market partnerships for discounts. Limited current involvement but noted the potential for expansion.
<p>5. Old Business</p>	
<p>a. Workplan Report Roundtable</p>	
<p>i. International Student Support Program</p>	<p>Presenter: B. Shaw, Manager of Communications, Wolfville</p> <ul style="list-style-type: none"> • Reported low interest from volunteers; only 5 of the required 10 committed. • Targeted service groups but faced low follow-through. Timing in August may have impacted the response. • Proposed continued promotion through community networks.
<p>ii. Welcome to Wolfville Street Fair</p>	<p>Presenter: B. Shaw, Manager of Communications, Wolfville</p> <ul style="list-style-type: none"> • Successful third year with increased participation from permanent residents. • Stage relocation received positive feedback.
<p>iii. Sustainability Efforts</p>	<p>Presenter: J. Noiles (Sustainability Coordinator, Acadia University)</p>

	<ul style="list-style-type: none"> • Updates on food security initiatives and collaboration with local organizations. • Progress on energy audits and climate action strategies. • Development of MOU with Wolfville Farmers Market. • Emphasis on integrating sustainability into campus and community activities.
6. New Business	
a. Homecoming 2024 (Oct 18–20)	<p>Presenter: G. Horne (CAO, Wolfville) and J. Sanford (Executive Director, Residence and Student Life, Acadia University)</p> <ul style="list-style-type: none"> • Enhanced police presence and coordination to ensure public safety. • On-campus activities are planned to reduce Off-Campus disruptions. • Messaging to students emphasized compliance and responsible behaviour. <p>Discussion:</p> <ul style="list-style-type: none"> • Effective communication strategies with landlords and students were discussed.
b. Community Awareness Event	<ul style="list-style-type: none"> • Postponed indefinitely due to time constraints. • Proposed focus on spring events or incorporating into November 15 Founders' Day.
6. Next Meeting	<ul style="list-style-type: none"> • January 27, 2025. 1:00- 3:00 pm
7. Adjournment	<p>IT WAS MOVED AND SECONDED THAT THE TOWN AND GOWN COMMITTEE ADJOURN AT 4:00 PM.</p> <p>CARRIED</p>

Town and Gown Committee
MOU Workplan Report: October to December 2024
Monday, January 27, 2025

Shared Goal #1: Economic Development

Events Acadia

Defined as being high profile for the University, and/or having significant economic/social/cultural impact on community and region, and/or being capacity building with a high level of resources required:

- Deep Roots Music Festival – September 27 - 29
Hosted 3 shows at Festival Theatre
- Nova Scotia Music Week (NSMW) – November 7 – 10
Achieved record-breaking success, marked by a 25% increase in gross revenue and 22% growth in sales (excluding comps), driven by higher advance sales of festival wristbands, and delegate passes. Door sales were on par with the NSMW average over the last 3 years.
Six venues, 105 artist showcases, 3 ancillary delegate events, 2200 unique attendees, 153 registered volunteers, 1.03m digital impressions, 360 people in attendance for Awards Brunch in Fountain Commons, overwhelmingly positive - “best ever” feedback from attendees, artists, delegates, and stakeholders
Christmas in Space- A Holiday Cirque Spectacular (family arena show): Dec 19th +/- 1,800 attendance
- Upcoming Major Events
Canadian Curling Pre Trials: October 20 – 26, 2025, Event packages on sale (60 sold to date), Playoff Packages on sale December 6th, Host Committee (volunteer) planning continues championed by Events Acadia
- Other Events
Events Acadia recorded 73 ‘designated events’ in this Quarter, 50 being internal events and 23 external events.
- Outreach/Development
Nick Sharpe attended the 2024 Spo HoX Conference in PEI, representing our region, to meet with national sports organizations and learn best practice trends in sport hosting.
Nick Sharpe and Maddie Radvanyi attended the National Canadian College and University Conference Organizers Association (CCUCOA) in Edmonton. Acadia/Wolfville will be hosting the conference in the Fall of 2025.
Nick Sharpe joined Valley REN’s Regional Tourism Working group.

Shared Goal #2: Facilities, Infrastructure, and Environment

Acadia Pool

Conversations among Acadia’s administration and local governments are currently taking place concerning the repairs and renovations needed for the Acadia pool.

The President’s Panel on Climate Action: Interdisciplinary Perspectives on Sustainable Development

This public event is an annual showcase of Acadia research, teaching, and service from the Faculties of Arts, Professional Studies, and Pure and Applied Science with a focus on the United Nations Sustainable Development Goals.

Shared Goal #3: Community Well-Being

Food Security

- Nova Scotia Loyal Vouchers
On Wednesday, October 23rd, 2024, there was a provincial announcement from the Minister of Economic Development concerning a new initiative between Acadia, the Wolfville Farmers' Market, and Nova Scotia Loyal. The provincial government has funded 5000 \$10 vouchers for Acadia students, staff, and faculty for use at the Wolfville Farmers' Market, valid until Feb. 28, 2025.
- Acadia University and Wolfville Farmers' Market MOU
The MOU between the Wolfville Farmers' Market and Acadia University's announcement has been pushed back due to a prioritization of other projects.
- ASU Food Cupboard
The Food Cupboard aims to enhance student food security by providing emergency food resources, living essentials, nutritional information, and dietary support. The initiative, run by students for students, seeks to improve the overall well-being of the student body, addressing physical, mental, emotional, and financial aspects. The Food Cupboard is open to all students with a valid ID, and no financial proof is required. Additionally, the initiative encourages student involvement through volunteering, welcoming those interested in working towards improving food security on campus to fill executive roles.

Community Harmony

- Homecoming 2024
On November 1st, Alumni Affairs, Safety and Security, Student Life, Residence Life, Athletics, and The Town of Wolfville met to debrief Homecoming weekend - which took place from October 18th to 20th - representatives from the ASU were unable to attend. All parties in attendance agreed that the weekend ran very smoothly, excluding minor logistical matters (eg. a lack of garbage cans at the alumni event). A lot of promotional material was gained, showing students, alumni, and community members enjoying the day. In terms of safety, this has been deemed the safest homecoming in recent years, for everyone involved. Residence and Student Life organized an event held in the SUB parking lot off Highland Ave. The event saw a lot of traffic from on and off-campus students. There was a later dance party event held inside the SUB which had a much smaller crowd, and the organizers are looking for suggestions for other events that can be offered to students who don't drink.
- Schneider Report
It was agreed that a separate, holistic approach would be pursued, bringing the Schneider Report to a close while acknowledging its contribution of helpful strategies for the University and Town. See the full report in Appendix B
- Community Events
The University and Town have collaborated on some events that aim to integrate the communities. By way of examples, the Committee is encouraged to note the 'Night of Lights' holiday celebration held on November 26 in the Town's main public areas, the President's Panel on Climate Change on November 28th, the Q&A session with the Hon. Bill Morneau on January 15th, Soups and Sides' on Mondays at the Farmers' Market, including a 'Blue Monday' gathering on January 20th on January 20th, and the H.T. Reid Lecture featuring Desmond Cole (The Shakedown: Local Policing in Canada) on

January 21st. Staff are collaborating on an event to be held in February during African Heritage Month.

Housing

- Unilodge

Ian Murray, Chad Johnstone, James Sanford, and Lucy Harper met with Mike Porritt from Unilodge Canada on Nov 7th to discuss Unilodge's Canadianization as well as the possibility of the company expanding to small schools in the Maritimes. Unilodge is a leading provider of student accommodations at post-secondary institutions throughout Australia and New Zealand. The company has now made its way over to Canada and plans to establish itself at schools immediately. A report on Unilodge's model and planned expansions is provided for some added context (see Appendix A).

- Unhoused People in Wolfville

Community members have observed a higher number of unhoused people in the town. There have been reports of people seeking refuge in residence buildings on campus, proving the need for proper housing resources. The compliance officers at the Town of Wolfville are currently prioritizing their work to find more suitable locations for unhoused people, especially as the weather becomes colder and wetter.

- Childcare Centre

Acadia explores opportunities to provide childcare for employees, students, and the community at large.

Acadia Students' Union

- Elections

The Acadia Students' Union successfully held an election during the week of October 29th, resulting in a new president, Yash Gahlot.

General

MOU Administration

- Co-op Student Placements

Summer 2024: Tess Richardson

Fall 2024: Lucy Harper

Winter 2025: Rumi Akpala

Summer 2025: Application Submitted

- Reframing Town and Gown Structure

If for discussion: Ian Murray is reviewing the Town and Gown Committee's MOU annual timetable and the operational approach to the MOU work plan, particularly concerning the working groups. It seems apparent that most groups are accomplishing their goals without needing the formal structure, which is burdensome for staff in all three operations.

Appendix A

Town and Gown Committee

Unilodge Report

Introduction UniLodge is a leading provider of post-secondary student accommodations throughout Australia and New Zealand, offering a wide range of housing options tailored to meet the diverse needs of students. With over 20 years of experience, UniLodge has established itself as a trusted operator in the student housing industry, managing thousands of beds across Australia, New Zealand, and, most recently, Canada. The company's mission is to create safe, supportive, and enriching living environments that foster both personal and academic growth for students.

General Information

- UniLodge manages over 41,000 beds across more than 130 buildings, serving students with both on and off-campus accommodations.
- They employ over 1,220 staff members.
- Their accommodations cater to all forms of post-secondary education.

Model and Services Unilodge provides a variety of living styles to account for the shifting needs of students. Living style options include single and double dormitory rooms, studio apartments, and multi-bedroom apartments of various sizes, all of which come fully furnished. Based on which building students choose to live in, they will have some combination of a large range of amenities, such as:

- Cinema rooms, gyms, study rooms, music rooms, craft rooms, games areas, bike storage, barbeque areas, pools, parking garages, outdoor decks, printing services, laundry services

UniLodge apartments are often listed below market value due to funding from the National Rental Affordability Scheme (NRAS) in Australia. The company's housing options are branded under UniLodge, Student Living by UniLodge, or through partnered universities.

Residential Life UniLodge offers a Residential Life program that enhances student growth and success by focusing on five core aspects of the student lifestyle: academic, social, community, cultural, and health/wellbeing.

Safety UniLodge ensures student safety by implementing measures such as security cameras and swipe card access to doors and elevators, with 24/7 onsite support staff ready to lend a hand where needed. Additionally, the diverse support team, which includes multilingual staff, helps create a welcoming and secure environment for international students.

Expansion to Canada UniLodge has launched UniLodge Canada, aiming to expand its operations into the Canadian market. The organization is in discussions with Canadian post-secondary institutions and is prepared to take on operations immediately.

The McCall-MacBain Foundation is UniLodge's primary beneficiary, playing a significant role in supporting the organization's initiatives and expansion efforts.

Appendix B

Town and Gown Committee Draft Study – Community Safety Office

Background

By the end of 2022, through an engagement cycle completed as part of our Policing Services Review, our community had identified ongoing, unmitigated, and unmanaged nuisance party occurrences and road safety as priority areas needing attention in the Town. Community members also noted the need for better efforts on small crime, and property damage and residents had expressed a desire to experience relationship-building with law enforcement.

In conversation with Dr. Stephen Schneider, from Saint Mary's University, the Policing Services Review Committee was hopeful that these areas of concern could be addressed through the provision of a Community Safety Office. A Community Safety Office was believed to provide additional service in the Town, filling gaps resulting from the limitations of our current policing services provider.

In April of 2023, Dr. Schneider was engaged in considering feasibility and asked to develop a plan for a Community Safety Office pilot project for the Town of Wolfville that would include the hiring of a Community Safety Coordinator.

This planning phase required the delivery of a report that would articulate the mandate, goals, principles, strategies, programs, and services of the proposed office. It was also expected to provide a preliminary estimate of the resources required for this office, an initial description of the Community Safety Office Coordinator position, and a framework to monitor and assess this pilot project.

In March 2024, Dr. Schneider delivered a Wolfville Community Safety and Wellness Model Draft Study and Planning Document.

After reviewing the draft report and consulting with partners and project co-funders at Acadia, it has become clear that the draft report recommendations would not be feasible for the Town of Wolfville because the complexity and costs associated with the proposed model do not match the size, resources or needs of our community.

This feedback has been communicated to Dr. Schneider and he is willing to make changes to his final report but staff believe that our current practices, current staffing levels and demonstrated outcomes suggest we are already working with a community safety approach.

In December of 2024, the Council directed staff to work with partners and project co-funders at Acadia to wrap up this project with the draft report as the final deliverable.

Current Situation

For the past three years, Town staff have worked to improve relationships with Acadia as well as the RCMP. Working with these partners, members of the community, and other professionals as needed, we are currently taking a community safety approach.

Evidence of progress includes a smooth (unofficial) Cheaton Cup celebration and Homecoming weekend, both in 2024, resulting from diligent advance cooperation and collaboration with our partners.

The Town has also benefitted from feedback from community engagement that has encouraged building a more inclusive Town, which is evidenced by the ongoing support of events like the Welcome to Wolfville Street Party and programs like Soups and Sides.

Going Forward

Staff are also working with Acadia on a potential training program that will provide partners with additional means of navigating challenging community-based issues that may occur in the future. Some actions under consideration include:

- **Capacity Building for the Compliance Team:** consider strengthening the mandate and authority of the Town's Compliance Team to act as a public information and community resource. This team can play a pivotal role in early intervention for undesirable student behaviours, aligned with community expectations and best practices.
- **Integration of EHS and WVFD in Strategic Planning:** Expand strategic planning sessions to include Environmental Health and Safety (EHS) and the Wolfville Volunteer Fire Department (WVFD) to gain perspectives and expertise critical to comprehensively addressing community safety.
- **Development of Community Navigator Positions:** Consider the development of community navigator positions focused on enhancing well-being in non-criminal matters such as mental health, addictions, homelessness, and food insecurity. This proactive approach will support vulnerable populations and improve overall community resilience.
- **Enhanced Role for Volunteer Interventionists:** Explore opportunities to enhance the role of bystanders and interventionists from organizations such as St. John Ambulance to contribute to community safety efforts, particularly in emergencies and crises.
- **Utilization of Co-op Student Resources:** Secure funding for co-op students to leverage skills and lived experience to lend capacity to community-building initiatives.