



# Town & Gown Committee Meeting

April 28, 2025

1:00 p.m.

Council Chambers, Town Hall

359 Main Street

## Agenda

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### Call to Order and Land Acknowledgement

**1. Approval of Agenda**

**2. Declarations of Conflicts of Interest**

**3. Approval of Minutes**

a. January 27, 2025

**4. Public Input / Comments**

**PLEASE NOTE:**

- *Reminder to all speakers that the Town conducts its business with the seven sacred teachings in mind, truth, honesty, love, courage, respect, wisdom and humility.*
- *Members of the public participating in public input sessions will conduct themselves in a manner that is respectful to the public, council and staff. Should this not occur, the Chair will advise them to end their questions and/or comments immediately.*
- *You have up to 5 minutes to make comments and provide feedback on matters included on the meeting agenda. Comments are to be directed to the Chair.*
- *Any 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.*



**5. Chairperson's Comments**

**6. Old Business**

- a. Student Services Review 2024/25 Community Harmony (James Sanford)
- b. Acadia Renovations & New Building Plan (Marcel Falkenham)
- c. Recommendation to Disband Working Groups (Ian Murray)

**7. New Business:**

- a. Acadia University Update (report attached)
- b. Acadia Students' Union Update
- c. Town of Wolfville Update
- d. 2025 MOU Review (attached)

**8. Round Table**

**9. Next Meeting**

- a. TBD

**10. Adjournment**

## **Goal #1: Economic Development**

### Information Sharing

On Friday, April 4th, the Office of Industry and Community Engagement (ICE) had the pleasure of hosting local staff and elected municipal and provincial officials, and local and regional economic development organizations at Acadia University. During this event, ICE staff shared how Acadia University is supporting various industry sectors, business, and commerce in our region through research, applied science and commercialization, with the goal of raising awareness of funding needs and partnership opportunities within our region. The visit also included an information session from Launchbox, the student entrepreneurial center and an update from Events Acadia on future events taking place at the University. Following the presentations, the attendees toured various labs within the Huestis Innovation Pavilion, including the Acadia Laboratory for Agri-Food & Beverage (ALAB), the Agri-Tech Lab, and the Food Formulation Lab, to gain insight into some of the applied agri-tech/agrifood research being conducted on campus.

## **Goal #2: Facilities, Infrastructure, and Environment**

### Pool Closure

Acadia University Announces Permanent Pool Closure Effective June 15, 2025

### Student Housing Nova Scotia

Ian Murray held discussions with the Executive Director of Student Housing Nova Scotia (SHNS), Mitchell Archibald, regarding the organization's Developing Affordable Student Housing (DASH) Fund initiative. The levy to support the Fund (\$5 per semester) was subsequently supported by Acadia students – the first in NS to do so -through a ballot question in the January Student Union elections. After this, Ian sent a letter to the NS Department of Growth and Development endorsing a funding application from Student Housing Nova Scotia's proposed 15-unit student housing development on Hillside Avenue. Following these interactions, Ian arranged for Mr. Archibald to present the DASH Fund concept during a Town Hall session of the Town and Gown Association of Ontario (TGAO) on March 27, 2025. As previously reported, Ian serves on the Board of TGAO.

### Events Acadia

#### Upcoming Notable Events

- Harlem Globetrotters April 29 & 30
- Wizard of Oz Arena Production (Stage Prophets) June 6 - 8
- Canadian Curling Pre Trials: October 20 – 26, 2025

#### Other Events:

- Events Acadia recorded 73 'designated events' in this Quarter, 62 being internal events and 11 external events.

Outreach/Development/Partnership:

- Nick Sharpe and Maddie Radvanyi attended Canadian Sport Tourism Canada’s Sport Events Congress in March, meeting with various National Sport Organizations
- Nick Sharpe continues participating in Valley REN’s Regional Tourism Working group representing event attraction

Other Priorities:

- Preparing for summer accommodations operation (May – Mid August)

Urban Land Advisors

Acadia review an initial proposal from Urban Land Advisors to pertaining to the possibility of drafting a plan to monetize some of Acadia University’s non-academic land assets. By adopting a more targeted approach, ULA can scale back the scope of the work plan outlined in its original proposal to provide a more cost-effective engagement approach with the University and demonstrate results sooner. ULA can support the University in advancing the highest priority initiatives set out above – in a way that integrates the strategic opportunities that have been identified with the need to find ways to generate revenue through thoughtful development of the available non-core lands.

Childcare Centre

The Nova Scotia Department of Early Learning and Child Care has invited Acadia to enter partnership to develop a 104-space childcare centre in Wolfville (0-2yrs = 12, 2-6yrs = 70, 6-12yrs =22). Pending final contract approval and signing, the province will provide site preparation, a ~7000ft, turn-key modular building to meet Nova Scotia childcare centre standards, and all necessary furnishings and equipment. The University is required to provide the land and to source a licenced operator. The operator will lease the building from Acadia. A portion of the Highland Ave land is sufficient in size for this purpose. Acadia proposes subdividing University-owned property located at the top of Highland Avenue near the Highway 101 underpass (Lot A-1 PID 55288633) to accommodate the development of the modular childcare centre and to improve other local amenities.

**Goal #3: Community Well-Being**

ALLways Learning Series 2024-25

K.C. Irving Centre Auditorium, Friday’s, 2:00-3:00 p.m.

13 September	Helen Harper	Norway: A Coastal Experience
20 September	Kate Sherren	Who cares about dykelands and tidal wetlands?
27 September	Louisa Horne	Many Shades of Green (Natural Burial)
4 October	Beverley Cassidy	Memory Cafes and Brain Health Research
11 October	Cameron Finlay	Advanced Treatments in Epilepsy
25 October	Ruth Abernethy	In Form: Life and Legacies in Bronze
1 November	Murphy, Keech, Harding	The Grand Pre Covenanter Church
8 November	Andria Hill	Life and Legacy of Mona Parsons
15 November	Steven Slipp	Designing Canada’s Postage Stamps
22 November	Graham Daborn	Weighing Options: Tidal Power or Offshore Wind for Nova Scotia
29 November	Henry Hoeksma	Living with an Electric Car
6 December	Allan Melvin	NS Agriculture: Strengths & Opportunities

10 January	Ian Spooner	Science on the “Curse of Oak Island”
17 January	Emily Lutz	Challenges for Nova Scotia Fruit Growers
24 January	Wisen, Mannette	Publishing and Distributing The Grapevine
31 January	Gordon Joice	The Wolfville and Area Foodbank
7 February	Duncan Keppie	The Music of the Spheres
14 February	Ross Morrow	Silversmithing - The Undying Craft
28 February	Robert Thacker	Deep Space Telescope - What Does it See?
7 March	Ken Byrka	Every Seed Tells a Story
14 March	Alison Stuart	The Complex Challenge of Wildlife Conservation in Kenya
21 March	Mercedes Herron	Waste Management in the Annapolis Valley
28 March	Brenda Thompson	Poor Houses and Graves in Nova Scotia
4 April	Sonia Gaul	The Kentville Research Centre

### ITGA Webinar - Unlocking Housing Access

#### Housing Access Challenges - Survey Findings

- In Spring 2023, rising concerns about housing insecurity for students, faculty, staff, and local communities emerged.
- Housing insecurity is interconnected with food insecurity, financial burdens, and mental health issues.
- 30-33% of institutions and communities are unaware of the extent of housing insecurity among their populations.
- Nearly 20% of institutions don't have a way to measure housing insecurity.
- International students are particularly vulnerable due to rental market barriers.
- Luxury student housing developments are increasing, often controlled by external investors, which prices out local students.
- Zoning laws and development policies need reform to address the lack of affordable on-campus and off-campus housing.

#### Ontario-Specific Challenges in Canada (Presented by Dr. A.J. Wray)

- There are 22 public universities & 24 community colleges across 27 host communities.
- 540,697 university students (17%) are international, adding significant demand for housing.
- Many international students plan to stay permanently, but housing infrastructure is not keeping up with population growth.

#### The Student Housing Crisis in Canada

- Canada does not include students in housing infrastructure planning except in a few municipalities.
- Community college students are now moving across entire provinces to access programs, increasing rental demand.
- International student caps (recently implemented) have impacted community colleges the most, but universities remain largely unaffected.
- Luxury student housing is increasing while the affordable housing supply is decreasing.
- Many international students are blamed for the housing crisis, but the issue is due to years of inadequate housing supply planning.

#### Key Takeaways

- Rent growth slowed in Fall 2024, but overall supply is still inadequate.

- Stricter rental inspections and enforcement are needed, especially in rooming houses catering to international students.
- New policy reports (Desjardins Economics, Carrie Norman & Randall Bartlett) highlight the connection between Canada's and student housing crises.
- Municipalities and universities must collaborate to develop long-term housing strategies that include students in planning models.
- Student housing issues are a growing global concern, with unique challenges in each country.
- Governments and universities must work together to develop affordable housing strategies.
- More data is needed to fully understand student housing needs and measure housing insecurity.
- Institutional and community collaboration is essential to ensure students have access to safe and affordable housing.

### Engagement with Muslim Community

Acadia has been approached by Saheed Akande, President of the Acadia Muslim Student Association (MSA), to discuss a proposal that could significantly benefit the Muslim community at the university and in the surrounding area. As the local Muslim community in the Valley has been growing steadily. The MSA in partnership with the Ummah Society (based in Halifax) is committed to ensuring that members have the necessary resources and support to thrive culturally, academically, and socially. In support of this this commitment, the MSA and Ummah Society are interested in utilizing the university-owned land beside their Mosque at 120 Highland Avenue for a new initiative supporting the community's growth. Their vision is to develop a community centre that would serve as a cultural, educational, religious, and childcare hub for Acadia students and employees and the broader community. The MSA and Ummah Society believe their project(s) will serve as an asset to the university promoting diversity, inclusion, and cross-cultural understanding while supporting attraction of students from all over the globe. There may be opportunities to explore a more detailed plan for the property with the MSA and Ummah Society, but the immediate pressing need is space for additional parking. Ian Murray attended, as the guest of the Ummah Society CEO, Abdullah Yousri, an Iftar celebration during the Muslim observance of Ramadan. The Iftar, focused on Community Service, was held at the Ummah Centre and Mosque in Halifax. Ian was able to network with a number of developers and key influencers in the Halifax Muslim community along with Nova Scotia Lt. Governor, his Honor Mike Savage and Mrs. Savage. Mr. Savage acknowledged Acadia from the podium during his remarks.

### Food Insecurity: The Wolfville Area Food Bank - ALLways Learning Series (January 31st, 2025)

#### Overview of Food Banks in Canada

- 2 million users (March 2024)
  - 90% increase from March 2019
  - 6% increase from 2023
  - Wolfville Area Statistics (March 2024)
  - 296 visits, a 3% increase since 2019
  - Upward trend since COVID-19, with January 2025 marking the highest monthly visits in eight years
- Supporting Organizations of the Wolfville Area Food Bank

- Wolfville Area Inter-Church Council (WAICC)
  - Founded: 1970
  - Mission: Addresses the community's spiritual and social/humanitarian needs.

- Contribution: Provides volunteer support and resource coordination for the food bank.
- Feed Nova Scotia
  - Established in 1984 with 12 founding agencies
  - Distributes food and funding from the Nova Scotia government (e.g., \$14,000 to Wolfville Food Bank in 2024).
  - Offers food safety workshops and certification for agency members.
  - Hosts regional and provincial forums to network with other organizations.
  - Distributed 2.9 million kg of food last year across Nova Scotia.
- Food Banks Canada
  - Advocates for policy changes to address hunger and its root causes.
  - Provides grants for capacity building and accessibility improvements for food banks.
  - Ensures food banks operate in line with national food safety and service standards.

#### Ethical Food Banking Code

- Inclusivity: Services are provided regardless of race, ethnicity, gender, or ability.
- Dignity and Respect: Clients are treated with respect and confidentiality.
- Food Safety: Safe storage and handling of food.
- Cooperation: Collaboration with other food banks and programs.
- Public Awareness: Advocates for understanding the causes of hunger.
- Sustainable Impact: It recognizes that food banks are not a long-term solution to hunger and works to reduce the need for food assistance.

#### Serving Model

- Operates two food banks per month.
- Clients receive 5-7 days of food based on family size.
- Uses Link2feed, an online database, to track non-identifying client data.

#### Food Sources

- Feed Nova Scotia: 35%
- Local Purchases: 55%
- Food Drives and Donations: 10%

#### Volunteer Roles

- 75 Active Volunteers
- Roles: Volunteer Coordinator, Shopping Coordinator, Client Registration, and various team members for repackaging, setup, unloading, and delivery.
- Tasks: Preparing orders, handling fresh food, managing deliveries, and checking stock levels.

#### Challenges

- Physical Limitations: The Baptist Church basement faces accessibility and capacity issues, often requiring temporary setups.
- People management (volunteers and clients).
- Volunteer fatigue.
- Public engagement and service quality.
- Food operations and safety.

### Wolfville Children's Centre After School Program

Acadia facilitated a meeting between the University, the Town of Wolfville, and the Wolfville Children's Centre to explore re-location options for the WCC's After School Program. The After School Program will be displaced from the Acadia SUB due to the planned upcoming renovation. The program is an important community service required for Acadia employees and students. A facilities assessment revealed a potential suitable alternative location on campus. The WCC is currently evaluating its efficacy.

### Okanagan Charter

Ian Murray attended a campus meeting on February 20, 2025 endorsing the recommendation for Acadia University to sign the Okanagan Charter which calls upon post-secondary institutions to embed health into all aspects of campus culture and to lead health promotion action and collaboration locally and globally.

### ITGA Webinar - Bridging Town and Gown: Lessons and Innovations in Back-to-School Programs

Exploring the evolution and significance of back-to-school initiatives, focusing on strengthening town-gown relationships and fostering community engagement.

Conclusion & Takeaways:

- Historical Evolution – Back-to-school programs have evolved to address changing housing dynamics.
- Strengthening Town-Gown Relationships – Successful engagement requires ongoing collaboration between universities, municipalities, and residents.
- Innovative Approaches – Programs should adapt to community needs while fostering inclusive dialogue.
- Future Directions – Universities are shifting towards apartment complex engagement and online orientations for off-campus students.

### New Community Course - Gardening for People and the Planet

Acadia Lifelong Learning and the Harriet Irving Botanical Gardens: Gardening for People and the Planet Exploring the wild flora of the Wapna'ki Forest. The folklore, history, and horticulture of a group of diverse and unique plants. How to introduce native plants to the home garden and help support biodiversity. For the home gardener or those interested in learning about the natural world.

- Week 1 – Introduction to the Wapna'ki/Acadian Forest Region. Explanation of its range, ecology, and significance.
- Week 2 – Gardening with native plants 101. Suggestions on how to garden with nature and help improve biodiversity.
- Week 3 – Get to know a variety of native plants suitable for use in home gardens. A close look at native trees, shrubs & perennials.

Mondays, Feb 24, March 3 and 10 March from 4-6pm at the K.C. Irving Environmental Sciences Centre, Acadia University (Cost: \$60). Open to learners 50+ connected by a shared joy and passion for learning, knowledge sharing, and community.

### Manning Memorial Chapel

As a member of the Advisory Committee of the Manning Memorial Chapel, Ian Murray attended meetings on February 11, March 10, and April 14, 2025 and participated in a five-year strategic planning session for the Chapel held on Sunday, March 30, 2025. One theme relevant to the T&G Committee is



the desire to continue to broaden the Chapel's programming, both religious and secular, to appeal to a larger percentage of the local population while continuing to collaborate with the Wolfville Area Inter Church Council (WAICC).

#### Seedy Saturday

Seedy Saturday was held at the Wolfville Farmers' Market on April 12, 2025. Acadia's Conservation and Education Technician Samuel Jean gave a talk on Growing Native Plants by Seed.

#### Strategic Networking

Acadia hosted a table at the Halifax Chamber's Annual State of the Municipality luncheon featuring alumnus Mayor Andy Filmore. This is a significant event in the Halifax calendar providing an excellent opportunity of networking and visibility. In addition to senior leaders from Acadia, guests at the table included high profile donors, community leaders, a housing advocate, a member of the media, and Wolfville's Mayor, Jodi MacKay.

#### Co-op Student Placement

Rumi Akpala successfully completed her co-op placement with Ian Murray on April 4, 2025. The university will not seek a placement for the summer term, but will review the position description and will seek to fill the spot for the fall.

Memorandum  
*of*  
Understanding

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June 16, 2023

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Town of Wolfville



ACADIA  
UNIVERSITY

Acadia University



Acadia Students' Union

Acadia Students' Union

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# Memorandum *of* Understanding

This Memorandum of Understanding is executed this 16th day of June, 2023,  
by the undersigned, acting on behalf of their respective parties.



Town of Wolfville



ACADIA  
UNIVERSITY

Acadia University



Acadia Students' Union

Signed on the 16th day of June, 2023  
in Wolfville, Nova Scotia

A handwritten signature in blue ink, appearing to read 'Wendy Donovan', written over a horizontal line.

Wendy Donovan  
Mayor  
Town of Wolfville

Signed on the 16th day of June, 2023  
in Wolfville, Nova Scotia

A handwritten signature in blue ink, appearing to read 'Dr. Peter Ricketts', written over a horizontal line.

Dr. Peter Ricketts  
President and Vice-Chancellor  
Acadia University

Signed on the 16th day of June, 2023  
in Wolfville, Nova Scotia

A handwritten signature in blue ink, appearing to read 'Sadie McAlear', written over a horizontal line.

for Sadie McAlear  
President  
Acadia Students' Union

# MEMORANDUM OF UNDERSTANDING

Between

TOWN OF WOLFVILLE

hereinafter referred to as The Town

and

ACADIA UNIVERSITY

hereinafter referred to as Acadia

and

ACADIA STUDENTS' UNION

hereinafter referred to as the ASU

REVISED on 29 March 2023, this Memorandum of Understanding (MOU) is made and entered into by and between The Town, Acadia, and the ASU. The entities listed above may collectively be referred to as the Parties to this MOU.

## I. PURPOSE:

Recognizing that we are stronger together than if working in isolation, the Town, Acadia, and the ASU wish to transcend the traditional Town and Gown framework to create the most unified university-town model possible to support our collective goal of becoming an integrated community in which we live, work, and study. This MOU describes a framework that mobilizes our efforts to ensure we best meet the needs of the comprehensive community and our respective institutions.

## II. KEY PRINCIPLES:

The Parties are guided by the following key principles:

1. We acknowledge that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq. We embrace the principles of equity, diversity, inclusion, accessibility, and sustainability in our collaborative work.
2. Wolfville is only Wolfville with Acadia, and Acadia is only Acadia with Wolfville. The Town, Acadia, and ASU recognize that our organizations are intrinsically intertwined, each living up to its full potential of success only with the support and partnership of the other. The Parties actively invite one another to optimize the academic, research, cultural, athletic, recreational, business, economic, and entertainment opportunities provided through their various offices and departments.
3. We willingly invest in each other through dedicated resources, funding, and collaborative partnerships. The Town, ASU, and Acadia believe that greater benefit will be achieved if each invests in the other's success.

4. We share a joint responsibility to commit to a high standard of community livability for all residents of Wolfville. Residents deserve to live in a town that is attractive, safe, healthy, and affordable where neighbours appreciate, support, and respect one another. Challenges posed by food insecurity, poor or inadequate housing, or behaviours that are incompatible with the objectives of community well-being are addressed promptly, through collaboration and with sensitivity to all parties.
5. We have a duty to ensure the success of all Acadia students. Acadia students gain experience and knowledge not only through Acadia's academic programs and on-campus experiences, but by integrating as proud citizens of the Town of Wolfville. Their involvement as residents of Wolfville should be enriching and contribute to an overall positive experience for visitors and permanent residents alike.
6. We will proactively consult and collaborate frequently with each other, with students of Acadia, residents of the Town, and other key stakeholders on matters of mutual concern before decisions are made by any one Party that would impact another.

## **II. SHARED GOALS:**

### **1. Economic Development**

The Parties, through engagement with entities including, but not limited to, Events Acadia, Acadia's Office of Industry and Community Engagement, the Wolfville Farmers Market, Valley Regional Enterprise Network, Kentville Research and Development Centre, and Wolfville Business Development Corporation, pursue and leverage joint research and economic development opportunities that provide benefit to the Town, University, and ASU.

### **2. Facilities, Infrastructure, and Environment**

Though consultative and collaborative strategic planning the Parties manage and promote facilities and infrastructure, including parks and open spaces in addition to physical infrastructure, in an environmentally sustainable manner such as to optimize their mutual benefit to all residents and visitors to Acadia and Wolfville.

### **3. Community Well-Being**

The Parties work together to create and sustain a healthy, safe, supportive, affordable, and respectful community for all residents and visitors by:

- a. encouraging the engagement and interaction of all members of the community
- b. seeking affordable and safe housing options for all residents, including students and future students
- c. developing community-based solutions to enhancing food security
- d. committing to compliance of all federal and provincial statutes and regulations, Town bylaws and policies including but not limited to the Noise Bylaw & Nuisance Party Bylaw, and Acadia's Non-Academic Judicial Student Code of Conduct

#### **IV. IMPLEMENTATION:**

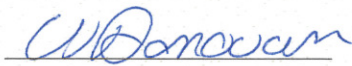
1. The Parties will provide representatives to the Wolfville and Acadia Town and Gown Committee as follows:
  - President and Vice-Chancellor of Acadia University
  - 1 member of the Board of Governors or Senate (2-year term)
  - President of the Acadia Student Union
  - One member of the Students' Representative Council (SRC), usually the Community Relations Representative
  - Mayor of the Town of Wolfville
  - 1 member of the Town Council (2-year term)
  - 1 resident of the Wolfville community. Both the Town and Acadia will cause notice of this position and its subsequent vacancy to be advertised publicly. The member so chosen shall be selected by the other 6 Committee members (2-year term, renewable for 1 additional term subject to Committee approval)
2. The Committee will be chaired by the Mayor of the Town of Wolfville and the President and Vice-Chancellor of Acadia University on an alternating annual basis.
3. The mandate of the Committee is to serve as stewards of this Memorandum of Understanding and to promote its shared goals.
4. The Committee meets quarterly throughout the calendar year, usually in January, April, September, and November, or as required.
5. Each partner will appoint an administrative lead to support the Committee and champion the deliverables of the shared goals.
6. A joint annual workplan is proposed by the administrative leads to the Town and Gown Committee for endorsement, usually at the November meeting.
  - a. The workplan is developed by the administrative leads with input from employees and other contributors as required. The administrative leads may from time-to-time establish working groups or ad-hoc committees to inform or execute the annual workplan.
  - b. Once endorsed by the Committee, the joint annual workplan is forwarded to the Parties.
  - c. The administrative leads will provide workplan progress reports at Committee meetings and a year-in-review summary of accomplishments, usually at the June meeting.
7. The Committee meetings will be held in a hybrid format (in-person and virtual)
8. The meetings are open to the public

**V. LENGTH OF AGREEMENT**

1. Subject to paragraph V.3 below, the Parties anticipate that this MOU will remain in effect indefinitely.
2. An informal review of effectiveness of this MOU will be held every two years. A formal review will be conducted every 4 years to ensure that the shared goals and key principles remain relevant and current. Any changes as a result of these reviews may require an amending agreement by the Parties.
3. Any Party may withdraw from this MOU with one year written notice. This MOU will cease to be in effect upon the withdrawal of any Party.

In witness whereof, the parties hereto have executed this MOU as of the last date written below:

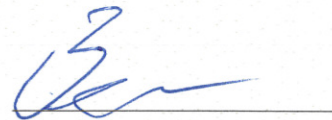
The initial official designates are:



Wendy Donovan  
*Mayor, Town of Wolfville*



Peter Ricketts  
*President, Acadia University*



for Sadie McAlear  
*President, Acadia Students' Union*

June 16/23  
Date

16<sup>th</sup> June, 2023  
Date

16-6-2023  
Date