



Town of Wolfville

Housing Accelerator Fund



Planning Advisory Committee

April 10, 2025

HAF Timeline



2023

- Provincial and Local Housing Needs Assessments become available + Regional and National Housing discussions
- Staff are directed to apply to HAF with the Action Plan (fall of 2023)

Town Planning Documents Review + Growth Management Framework	Affordable and Non-Market Housing Strategy	Secondary Planning Strategy for Acadia's South-East Campus
Simplify processes and work within our capacity to expedite more housing being built.	Non-market housing working group	Mixed housing models
Reduce parking requirements	Non-market housing grant program	Identifying opportunities for housing near Crowell Tower
Appropriate zoning that supports more housing	Leveraging Town-owned land for non-market housing	Coordinate parking management with Town
Growth Management framework/understanding of key areas (infrastructure, parks, mobility/traffic, fiscal) to support changes		

HAF Timeline



2024

- Council's HAF Action Plan with CMHC begins in Feb 2024.
- Orientation with PAC began with presentation from Turner Drake on Housing Needs Assessment (2023 version).
- Initial Rezoning at Highland and Gaspereau approved for multi-unit development (summer of 2024).
- Hired Senior Planner (Mark Fredericks).
- Municipal Election (Fall 2024).
- Website, Blooms and brochure created for public education (Summer and Fall of 2024).
- Began Parking Study and engaged WBDC and Acadia on parking needs/discussion (Fall 2024).
- Began procurement for Consulting support on Plan Review (Fall 2024).
- Non-Marking Working Group begins meeting (Fall 2024).
- Official "Launch" of HAF with PAC - (Safe Space, plan review etc) Fall 2024.

HAF Timeline



2025

- Process and approach with Scenarios/Options and Growth Management presented to PAC as tools to support implementation of HAF.
- “Homework” on how Staff can support PAC through this process, PAC workshop with Staff on neighbourhood zones and commercial expansion.
- Workshop with Happy Cities on downtown and main street + commercial
- Informal meeting to address questions, comments and updates.
- Working with various consultants on preparing packages for consideration by PAC and Council.

Today

- Reminder of where we are and process
- Community Engagement Plan for Spring 2025
- Updated Community Profile, Needs Assessment and Population Projections
- Discussion Paper on Trade-offs

Roadmap from now to fall 2025



Spring:

- Growth Scenarios and Options for direction presented to PAC (May PAC) – Downtown and Neighbourhoods
- Engagement around the scenarios and options and trade-offs (May-Early June)
- PAC recommends a growth scenario to Council and we identify “sticky issues” (June-July).

Summer:

- Council gives Staff direction on their preferred growth scenario and other “sticky” items (parking, etc) – July or September
 - Council’s Strategic Planning will inform this work.

Summer/Fall:

- Staff work on implementing Council's recommendations and putting together new/updated Planning documents – Municipal Planning Strategy and Land Use By-law
 - Council’s Strategic Planning will inform this work.
- Additional Engagement on draft documents and proposed changes
- Recommendation on Draft documents from PAC to Council

Fall (2025) and early Winter (2026):

- Council considers and adopts desired amendments to the planning documents

Other related initiatives



Work with Acadia University

- Some of the Zoning changes being considered will involve Campus
- Staff and Consultants are working with their Administration on a process for the South-East Campus
- Student Housing is everywhere in Wolfville

Non-Market Housing work:

- Council will consider a non-market housing strategy and should inform the Planning document changes.
 - Early draft anticipated in Summer with further consideration through the fall

Parking Study

- The Draft Parking study and analysis will come with a future package – some of it will be in the May PAC package.
 - Some specific further engagement will happen on this work (Acadia, WBDC, etc)

Placemaking + Induced Demand

- We are working with Happy Cities on enhancing our Placemaking through the HAF fund at the East End Gateway at our Bike Hub, around the Library and at Waterfront Park. Other projects contemplated with the WBDC may also be relevant to be supported (Alleys).

Community Engagement Schedule



Happy Cities and Fathom Schedule

- Stakeholder Engagement (**ongoing**) - interviews with WBDC, Councillors, PAC members, Acadia, and others.
- Public Engagement on Options package (**forthcoming**) May 12-30th
 - Wolfville Blooms, Online Survey, 2 pop-ups downtown, 2 Public open houses, interviews with Acadia, Developers, community members who show more interest for 1v1.
 - Land-owner engagement (2-4 people) who have considered developing their lands to understand current limitations.
 - Follow-up on key issues – follow up workshops with residents/stakeholders if a particular issue emerges as “sticky”.
 - Other Committees (non-market working group session, equity and anti-racism + accessibility joint session).

A “What we Heard Report” will come to PAC and Council in June or July at our regular meetings

Community Engagement Approach

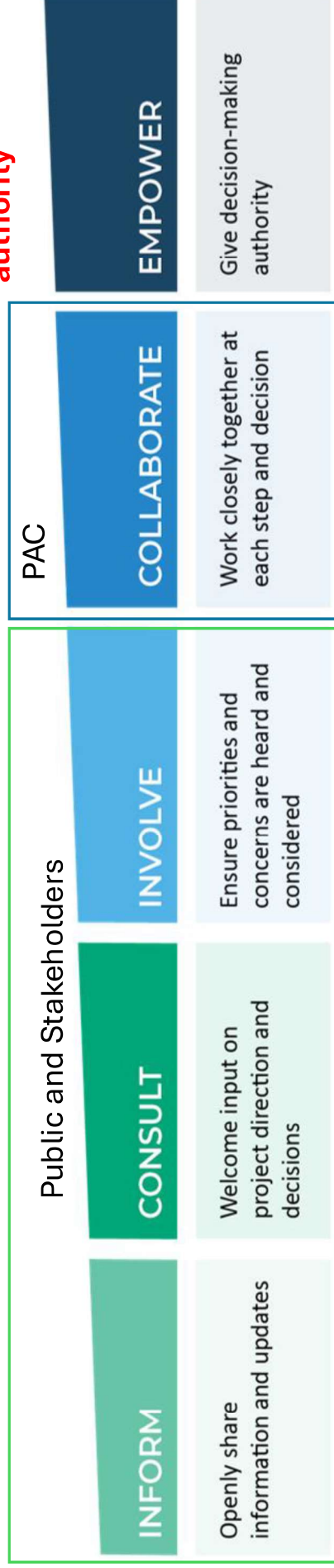


Happy Cities and Fathom Studios are supporting with community engagement around the growth scenarios.

Goal: Identify *how* growth can best support people's desires for their community.

- Share need for growth (HAF Agreement, housing shortage, Town's financial needs, commercial and office space needs)
- Identify what people value about Wolfville
- Seek feedback on the growth scenarios

Town Council is the decision-making authority



Community Profile Introduction



- Turner Drake is currently working on our Community Profile
- Community Profile is a section of the current Municipal Planning Strategy
- This section should be updated regularly/as needed to reflect current conditions and trends
- It helps us understand the need in community
 - Who's here?
 - Income, education, household size
 - Population and growth projections
 - Housing needs
- These influence policy recommendations and helps us understand how can we support the community today and into the future.

4. COMMUNITY PROFILE and HOUSING NEEDS

1) COMMUNITY PROFILE

LOCATION & GEOGRAPHY

The town of Wolfville is situated in Kings County at the head of the Annapolis Valley where the Cornwallis River empties into the Minas Basin and the Bay of Fundy. The town's diverse topography ranges from the low lying dyelands built by the Acadians to steep hillsides that offer magnificent views of Cape Blomidon and the Minas Basin. Residential development has tended to be built on the southern hillside portion of the town while the more mixed-use, commercial and limited industrial uses have been concentrated on the flat

Wolfville is home to Acadia University and is the regional educational and cultural centre of the Annapolis Valley. Wolfville has developed a reputation for being a welcoming place to newcomers and a hub of artistic activities and cultural events.

The strong ties that exist between Acadia University and the Town lend themselves to a culture supportive of learning, creativity and community involvement. There is a strong interconnection between the culture of a community and its economic life. Council recognizes this connection and supports efforts to strengthen Wolfville's cultural diversity for the