



ATTENDING

- Mayor Jodi MacKay, Chair
- Councillor Wendy Elliot
- Deputy Mayor Jennifer Ingham
- Councillor van Niekerk
- Beverly Boyd
- Michael Martin
- Jason Hall
- Caroline Whitby

ABSENT WITH REGRETS

Alan Howell

ALSO ATTENDING

- Director of Planning & Development, Devin Lake
- Senior Planner, Mark Fredericks
- Community Planner, Lindsay Slade
- Tristan Cleveland, Consultant at Happy Cities

MEMBERS OF THE PUBLIC

CALL TO ORDER

Chair, Mayor MacKay, called the meeting to order at 6:30pm.

Agenda Item	Discussion and Decisions
1. Approval of Agenda	IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED CARRIED
2. Approval of Minutes	IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF April 2025 BE APPROVED AS CIRCULATED. CARRIED
3. Public Input	<ul style="list-style-type: none">• Laura Flaherty, Planner and member of the Non-Market Housing Working Group applauded the quality of Wolfville’s Housing Accelerator Fund (HAF) Action Plan and noted similarities with Kingston’s planning work.• No additional speakers.

Agenda Item

Discussion and Decisions

4. New Business:

**Presentation from
Consultant on the Housing
Accelerator Fund Action
Plan Implementation
Framework**

- Key topics covered include:

A. Growth Context

- Wolfville's annual growth (2%) outpaces Nova Scotia and Halifax.
- 40% of renters face housing affordability challenges.
- Existing housing stock is mismatched with needs: over-supply of large homes; undersupply of small, accessible units.

B. Downtown Development Strategy

- Downtown is only 1.5% of land but generates 14% of tax revenue. Strategies proposed:
- Preserve historic character through lot frontage limits and heritage protections.
- Incentivize growth on key infill sites (e.g. Front St. parking lots).
- Expand height limits in key areas up to 6 storeys in exchange for affordable housing or public benefits.
- Explore tax increment financing (via Bill 177).

C. Neighbourhood Housing Scenarios

Three scenarios presented to increase density and simplify zoning:

1. **Low growth scenario**
2. **Moderate growth scenario**
3. **High growth scenario**

D. Neighbourhood Commercial Policy

E. Parking Strategy

1. **Create new public parking near downtown** (e.g. repurposing land near Home Hardware or farmland via land swap).
2. **Implement paid parking** with dynamic pricing to manage use and fund downtown improvements.
3. **Reduce/eliminate minimum parking requirements** to support business and residential development.

F. Other Items in Upcoming Package

- Strategies for short-term rentals and Acadia University's housing impacts.
- Further non-market housing recommendations.
- Engagement: survey launch and public sessions on May 22 and 26.



Agenda Item

Discussion and Decisions

Committee Discussion & Feedback Highlights

- **Support for downtown reinvestment and incremental change** in residential density.
- **Concern about farmland conversion for parking** – cited as damaging to Wolfville’s natural character.
- **Clarification requested** on downtown building height limits.
- **Short-term rentals:** Desire to address this directly in the plan.
- **Built Heritage:** tools to protect and enhance heritage are desirable.
- **Alternative parking suggestions** included moving the Public Works yard to free up downtown-adjacent land for parks or development were noted.
- **Public transit & active transportation** identified as necessary to reduce car reliance, interest in micro-transit options and sidewalk improvements.
- **Public engagement preparation:** Committee members encouraged to attend open houses and support discussions; engagement approach will feature topic-based stations.

B. Update on upcoming community engagement

Community Engagement Updates

- Two open houses planned (May 22 & 26).
- Survey released to collect public feedback.
- PAC members welcome but not required to assist formally.

5. Round Table

6. Next Meeting

a. June 12, 2025 June 12, 2025 – 6:30-8:30pm.

7. Adjournment

May 15, 8:30 p.m.



Agenda Item

Discussion and Decisions

**Approved at the June 12, 2025 Planning Advisory Committee Meeting.
As recorded by Lindsay Slade, Community Planner, Town of Wolfville.**