



#### **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.

| <b>Agenda Item</b>            | <b>Discussion and Decisions</b>  |
|-------------------------------|--|
| <b>1. Approval of Agenda</b>  | <b>IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS CIRCULATED</b><br><br><b>CARRIED</b>   |
| <b>2. Approval of Minutes</b> | <b>IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF April 2025 BE APPROVED AS CIRCULATED.</b><br><br><b>CARRIED</b>  |
| <b>3. Public Input</b>        | <ul style="list-style-type: none"><li>• 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.</li><li>• No additional speakers.</li></ul> |

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**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.

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**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.



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**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.**