

ATTENDING

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

ABSENT WITH REGRETS

ALSO ATTENDING

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

MEMBERS OF THE PUBLIC

Sean Gadon,
Barb Aikman

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 May 2025 BE APPROVED AS CIRCULATED. CARRIED
3. Public Input	<ul style="list-style-type: none">• Sean Gadon, member of the Non-Market Housing Working Group commended Staff on a collaborative approach with the Housing Accelerator Fund Action Plan Implementation Framework.

Agenda Item

Discussion and Decisions

- No additional speakers.

4. New Business:

Director Lake outlined process and timelines for HAF Action Plan.

Main components under consideration:

a. Introduction to Housing Accelerator Fund Action Plan Implementation Framework – Package 2

- Low density (R1, R2) — allowing additional residential units.
- Main Street and C1 — consideration to expand commercial area, to increase height and commercial opportunities.
- Parking — reducing parking requirements to improve housing viability, consideration to create new parking lot and/or implement paid parking in certain areas.
- Non-Market Housing — policy and incentives for developing co-op, non-profit and public housing.

b. Presentation from Consultant at Happy Cities on What We Heard during engagement on Housing Accelerator Fund progress

Public Engagement Summary - Presented by Tristan Cleveland (Happy Cities)

- 163 people responded to the survey.
- 4 Open Houses were held with approximately 100 attendees.
- 13 stakeholder interviews were held.
- Renters, students, and people struggling to find affordable housing were well represented in the survey.

Heritage Preservation Discussion

Engagement showed there was strong support for protecting specific heritage properties.

- Some supported maximum lot width to avoid large block-like structures.

Committee discussion:

- Comments stressed retaining character while allowing reasonable growth.
- The role for the Design Review Committee is an important consideration for this work.
- Openness to newer building materials is an important consideration alongside design guidelines.
- The committee expressed general agreement for character and view planes as a key consideration alongside heritage designation.
- More information around heritage controls is needed.

Agenda Item

Discussion and Decisions

Downtown Commercial Zone and Height

Engagement showed varying perspectives on whether to allow 4 or 6 stories.

Committee discussion:

- Committee members supported a mix of building height maximums from 3-6 stories.
 - Increased building height attracts investment
 - Increased building height detracts from character
- Density bonusing may only be viable if the policy requires non-market housing, otherwise it can create division in the community.
- View planes are a key consideration for future policy.

General Commercial (C1, C2) and Residential Conversion

- There was extensive discussion about simplifying the zones or using overlays to retain character on specific areas.
- Committee requested a map showing both C-1 and C-2.

Parking

Engagement showed opposition to reducing parking without viable alternatives.

- Majority of survey respondents supported a large, centrally located parking area to absorb future pressure.
- There was an openness to variable pricing in high-demand areas.

Committee discussion:

- Committee feedback was mixed with some supporting the dykeland parking concept with further iterations, some suggesting parking on the periphery of town to encourage active and public transportation use.

Non-Market Housing and Cluster Housing

- Engagement showed strong community support for allowing small clusters of houses on large lots.
- There were numerous comments emphasizing retaining character while adding gentle density.

Student Housing

- Engagement supported developing specialized accommodations for students, young families, and seniors.
- There were strong calls to consider co-op and non-profit models alongside market rental.

Agenda Item

Discussion and Decisions

Design Review and Implementation

Committee Discussion

- The role of the Design Review Committee is expected to become more important under the new framework.
- There were questions about adding view planes and character controls into policy and overlays.

Final Notes and Next Steps

- The committee will be presented a more refined package in July, reflecting this feedback along with recommendations.
- Staff will check in with Council in July following the PAC meeting.
- September PAC will see updates to the Student Housing and Non-Market Strategy work.
- Draft amendments (Municipal Planning Strategy, Land Use Bylaws) are expected for October/November 2025.
- Public engagement will continue through this process.
- Final changes and legislative adoption process to occur in winter 2025/2026.

c. Introduction to Draft Non-Market Housing Strategy

The Committee did not reach this agenda item - it will appear on the July agenda.

5. Round Table

6. Next Meeting

a. June 12, 2025

July 10, 2025 – 6:30-8:30pm.

7. Adjournment

June 12, 8:45 p.m.



**Approved at the Jun1 10, 2025 Planning Advisory Committee Meeting.
As recorded by Lindsay Slade, Community Planner, Town of Wolfville.**