



ATTENDING

- Mayor Jodi MacKay
- Councillor Wendy Elliott
- Councillor Mike Butler
- Councillor Ian Palmeter
- Councillor Howard Williams
- Councillor Kelly van Niekerk
- CAO Glenn Horne
- Recorder Laura Morrison

ALSO ATTENDING

- Senior Planner, Mark Fredericks
- Manager of Communications & Strategic Initiatives, Barb Shaw
- Manager of Community Development, Nick Zamora
- Administrative Assistant, Laura Yaroshevskia

REGRETS

- Deputy Mayor Jennifer Ingham

CALL TO ORDER

Chair, Mayor MacKay called the Public Hearing Meeting to order at 6:00pm.
Councillor Butler read the Land Acknowledgement and Historic Contributions.

Agenda Item	Discussion and Decisions
1. Meeting Opening	<ul style="list-style-type: none">• Mayor MacKay welcomed everyone to the meeting and explained the process of the hearing including the Rules of Conduct and the Role of Council
2. Staff Presentation	<ul style="list-style-type: none">• Presentation on the application to build a 12-unit, 3 storey structure to include 2 barrier free units on the ground floor with 15 parking spaces to the rear and the process that has taken place to this point. <p>Questions from Council of Clarification</p> <ul style="list-style-type: none">• Affordable housing, non-profit and student housing – 3 different things. This building is student housing. Student Housing Nova Scotia is a non-profit entity that provides non-market housing. This means they are able to provide housing without profit margin which enables rents to be kept lower than market rate. While Student Housing NS intends to rent primarily to students,



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	<p>it is not exclusive to students and is looked at through a value set which includes need, circumstances and on a case-by-case basis.</p>
<p>3. Consultant Presentation</p>	<ul style="list-style-type: none"> • Mitchell Archibald from Student Housing NS and Julian Boudreau & Roger Boychuk from Fathom Studios provided an overview of the development. • Student Housing NS is a non-profit, with cash reserves for operations and capital, similar to the way the Town runs, with no shareholders. • Invested heavily in Wolfville and Annapolis Valley and hear broadly housing is still an issue for students. • Applications are review and we do prioritize student applications but if there is a need do look to broader community and prioritize based on needs, an holistic view with values-based decisions. • Mixed model units. • DA involves two properties although no change to existing property. <p>Questions from Council of Clarification</p> <ul style="list-style-type: none"> • Rear Lighting will be strongly suggested to use downward pointing, compliance with intensity lighting. The barrier free ramp/sidewalk on the exterior of building will have lighting also. • Building known as the chicken coop has more than 11 parking spaces. • Working to get affordable housing in this building, construction costs which actively change until we lock in a contract. With the final designs and specs done it will be easier to nail that down, but cannot guarantee that commitment in this model. We do a gut check on what the market can withstand and see how little we can make but still staff it appropriately. It heavily depends on what the construction numbers are and looking at other funding. • Chicken Coop has some affordable units, the lender for that is the province which keeps the rents at 30% below market for next 3 years. As this is a new unit that doesn't apply. All rents will be



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	<p>kept the same to build on non-market housing. We don't operate on a market basis such as being able to charge more if students are willing to pay more. Between 2010 and 2024 rent in our building had increased only about half of what the market housing increased over the same period of time.</p> <ul style="list-style-type: none"> • Community Housing Acquisition program all our lending to date are 30-year mortgages required to keep 30% of them below market for that 30 years. At the end of the 30 years, I feel confident they wouldn't jack up the rents at that time as it would be against our mandate. • The most challenging piece is determining who gets the housing. Emotionally for staff it's challenging to scale that – means testing students is very hard so we don't use that. We listen to personal circumstances. It's case by case, based on a written statement. Abide by Human Rights Act.
<p>4. Public Input</p>	<ul style="list-style-type: none"> • Sam Richard, representing Student Life at Acadia. Students are an integral part of what gives Wolfville it's diverse character, charm and diversity. The MOU between Acadia and the Town stresses the integrity of students to Wolfville's economy and culture. The student body came together to ascend the DASH fund in agreement this initiative would strongly benefit the student body, our safety in town, relationship with the local community and stability as a body. I strongly encourage the Town ascend this motion. Students are one of the most overrepresented demographics in housing insecurity in Canada and on campus life is facing hikes in prices, and cuts from the provincial level, rendering on campus life less and less accessible. Additionally, the rising cost of living is pushing students to unprecedented and frightening futures. We want to keep coming to Acadia and Wolfville's small tight knit community is a great place for us students to learn independence and how to live on our own. Everyone deserves a safe place to live, and Acadia students could not be more proud to call Wolfville home.

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	<ul style="list-style-type: none">• Emma Bowles, President of ASU, I have been one of the fortunate students to see this plan through from proposal two years ago where Mitch said we can provide you with housing that's \$700 for a one bedroom apartment. Over the past two years, we have worked closely with Student Housing regarding development of nonmarket student housing, the DASH fund has provided ample opportunity to allow the student union to provide their voices to Mitch and the Town Council. We have participated in multiple consultation sessions with Mitch and want to thank him for all the hard work he has put into this project. Students are among the most heavily impacted in the affordability crisis. Rising costs continue to add enormous pressure on students and has become a major factor in driving youth away from post secondary education and Wolfville. Every cent counts to students. Even if that one unit is \$100 less a month than market value that is a big impact to students. Student Housing NS has exceeded our expectations, and we are excited to continue the work and move this forward. The ASU highly encourages Council to vote in favour of the bylaw changes and continue to support projects that invest in the affordability, accessibility and the future of our community and post secondary education as a whole. Wolfville has a great opportunity to provide precedent for rural universities and councils to provide for more non-market housing.• Judy Swift, I live right below where this is going to be built. Thank you for saving a couple of the trees and I hope I live long enough to see the sidewalk to be completed because I have been asking for it for years and years and I'm a little annoyed that it is only now being considered seriously because the building's going up. I don't think anything I can do anything to stop this and I don't particularly want to but my question for council having also been to the meeting on the general planning on Wednesday is I would like you to think about the fact that there is a right of way between my house at 47 Hillside and the bottom of the parking lot at chicken coop which leads to the other half of that field. At



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	<p>some point I'm sure the owner is going to develop that one way or another. We've been talking about sewage, water, run off, I have been getting run off on my property for 35 years from the chicken coop and so I hope you think about whatever will be done in few years and to learn tonight that council went to that meeting on Wednesday, heard 20 to 25 people list their objections about what was going on with the building plan and to learn it was immediately approved afterwards is disappointing but if that's what you consider a cultivated experience of the town then I guess I don't want to be cultivated anymore.</p>
<p>5. Response/ Clarification from Staff or Presenters (if required)</p>	<ul style="list-style-type: none"> • None required.
<p>6. Meeting Adjournment</p>	<p>MEETING ADJOURNED AT 6:45 PM</p>

Approved by Council at the June 16, 2026, Town Council Meeting
As recorded by Laura Morrison, Town Clerk