



ATTENDING

Chairperson Deputy Mayor Wendy Donovan, Mayor Jeff Cantwell, Councillor Carl Oldham, Councillor Jodi MacKay, Steve Mattson, Omar Bhimji & Melinda Norris

ALSO ATTENDING

Director Devin Lake, Planner Jeremy Banks, Presenter Nancy Stewart, Presenter Russ Sanche, Recording Secretary James Collicutt and One Member of the Public

LATE ARRIVALS

Mary Costello

ABSENT WITH REGRETS

Oliver Jacob

CALL TO ORDER

Deputy Mayor Donovan, called the meeting to order at 1:30 PM

1. AGENDA APPROVAL

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE AGENDA BE APPROVED AS AMENDED.

CARRIED

2. APPROVAL OF MINUTES OF MARCH 28th, 2018

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE MINUTES OF THE PLANNING ADVISORY COMMITTEE MEETING OF MARCH 28th, 2018 BE APPROVED AS CIRCULATED.

CARRIED

3. QUESTION PERIOD

No questions or comments.

4. REGIONAL HOUSING PRESENTATION

Staff introduced Nancy Stewart, from the NS Health Authority, to present on the regional housing work that has been underway across the province.

Ms. Stewart presented on the scope of work that the healthy communities team has been conducting through the regional housing study, which addresses concerns relating to public health that stem from housing issues, and related socio-economic factors. The desired outcome of the study is to increase knowledge of supportive housing needs and issues through community engagement to generate reports that the communities can use going forward. Ms. Stewart noted that the number of reports completed in Wolfville were not statistically significant; however, in completing several regional evaluations and comparing to census data, the results found as part of the information collected from the Wolfville surveys was reasonably consistent with the results throughout the region and in census data. Housing insecurity is defined as a household spending 30% or more of their before-tax household income on housing costs, noting that the survey results



indicated that approximately 31% of respondents in Wolfville would qualify as having insecure housing, with the average being higher for tenant households. In closing, Ms. Stewart noted that communities such as Wolfville can work towards improving housing security through provisions in municipal planning documents and by forming partnerships with groups working to improve housing security.

Committee Discussion

The Committee noted their concerns that the amount of government funding going into providing housing security to lower-income households is woefully inadequate. In response, Mr. Sanche noted that the provincial government has acknowledged this inadequacy and is hopeful that changes will be forthcoming. Furthermore, communities working towards advocating for mixed housing developments create local housing markets that are more conducive to improving housing security. The Committee asks if there is an education piece to the work being done, to help recipients make more sound financial decisions. Mr. Sanche noted that the team works with the recipients to build trust to ensure that the money is being spent responsibly while learning budgeting skills so that the recipient can eventually be entrusted with taking over full responsibility of the contribution that they are receiving; however, sometime the funding available is simply not enough despite the resourcefulness of the recipient.

The Committee asks if there is an ideal ratio between rental and ownership and housing types? There is no ideal ratio or mixture, but Ms. Stewart believes that Wolfville is poised to be an innovator in housing security solutions.

5. MPS UPDATE & DISCUSSION

In following the housing presentation, Staff noted that as part of the MPS review, a series of recommendations on housing needs came out of an assessment conducted early-on in the review process to examine the unique conditions within Wolfville.

Staff looked to cover how the whole draft document will be brought forward: proposing a regular meeting of PAC in July, where Staff would work through the documents from a high level with the committee during the meeting so that Pac could mull it over during August and review it more thoroughly with Council in September. During this period the public will be able to provide commentary as well as from several targeted groups. Plans to move on into the legislated consultation period will be formulated accordingly based on how the documents are received during the summer.

Committee Discussion

The Committee would like to receive copies of the completed draft documents for a review over the summer, but asked how landlords will be included in the process as a special interest group? Staff noted that their contact list included landlords of all types who own varied properties and will be consulted in a similar way to other special interest groups.

The Committee noted that in the last MPS review a lot of focus and energy was committed to the more contentious issues. This time those issues should receive less attention to make for a more well-rounded review.



Audrey Conroy, Bishop Avenue – Wanted to note that the release of the report on precarious housing and homelessness is aptly-timed for consideration in the MPS review process and as part of other processes going on within the community.

6. DEVELOPMENT ACTIVITY REPORTS

Reports for February & March were provided to the Committee.

Staff noted that a larger application for Woodman’s Grove would be forthcoming along with several Single-Unit Dwelling applications and the 292 Main Street application.

7. ADJOURNMENT OF PLANNING ADVISORY COMMITTEE MEETING

The next regularly scheduled Planning Advisory Committee meeting is scheduled for Wednesday, May 30th, 2018.

MOTION: IT WAS REGULARLY MOVED AND SECONDED THAT THE PLANNING ADVISORY COMMITTEE MEETING BE ADJOURNED AT 2:57 PM

CARRIED

As recorded by James Collicutt, AA Community Development

Approved at the June 6th, 2018 meeting of the Planning Advisory Committee