



# Planning Advisory Committee Meeting

April 9, 2026

6:30 p.m.

Council Chambers – Town Hall

Agenda

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## Call to Order

### Land Acknowledgement & Acknowledgement of Historic Contributions

1. Approval of Agenda
2. Approval of Minutes
  - a. Planning Advisory Committee Meeting, November 13, 2025
3. Declarations of Conflict of Interest
4. Chairpersons Comments
5. Public Input

*PLEASE NOTE:*

- *Reminder to all speakers that the Town conducts its business with the seven sacred teachings in mind, truth, honesty, love, courage, respect, wisdom and humility.*
- *Members of the public participating in public input will conduct themselves in a manner that is respectful to the public, council and staff. Should this not occur, the Chair will advise them to end their questions and/or comments immediately.*
- *You have up to 5 minutes to provide input to be directed to the Chair.*
- *Responses will be provided after the meeting either via email or in person and may be included on a future report.*
- *Any input that relates to personnel, current or potential litigation issues, or planning issues for which a public hearing has already occurred, but no decision has been made by Council, will not be responded to.*



## **6. New Business:**

- a. Development Agreement Application: DA-2026-001  
Hillside Avenue - Student Housing Nova Scotia
- b. Development Activity update
- c. Various project updates:
  - i. Housing Accelerator Fund and Plan Review,
  - ii. Earnscliff Ave road construction
  - iii. Water Transmission Main (West Main St)
  - iv. Parks investment and design,
    1. Reservoir Park
    2. Old Burying Ground
    3. Budget items for 2026
  - v. Waterfront Park and flood protection berm,
  - vi. Potential for moving 2 historic buildings,
  - vii. Grocery store mural

*(See [Operations Plan and Capital Investment Plan](#) (p.29) for more information)*

## **7. Roundtable**

## **8. Next Meeting**

- a. May 14, 2026 – 6:30 p.m.

## **9. Adjournment**



## Strategic Priorities At-A-Glance

**Fiscal Responsibility:** *Ensure organizational sustainability and deliver public services using sound financial decision-making, through:*

- 1) Asset Management: Collect accurate and timely data to make informed decisions that inspire trust and confidence.
- 2) Community Focus: Make Investments in public services reflective of community need.
- 3) Financial Planning and Management: Collect, administer, and manage funds in a transparent manner.

**Prosperous Economy:** *Foster a diverse and resilient local economy that supports entrepreneurship, innovation, sustainable development, and contributes to a vibrant community, through:*

- 1) Holistic Planning: Municipal Planning Strategy and development processes that enables investment, foster multiple and complementary uses of property, and supports a growing population.
- 2) Partnerships: Foster partnerships that promote Wolfville and create value.
- 1) Placemaking for a Vibrant Community: Enhancing public spaces to support community connections.
- 2) Event Attraction: Positioning Wolfville as an inclusive, supportive partner for events

**Inclusive Community:** *Build a safe and inclusive community and be a leader in meaningful engagement, through:*

- 1) Inclusivity: Nurture a sense of belonging for all.
- 2) Engagement: Listen and provide opportunities for the community to participate.
- 3) Safety: Keep our community safe and supported with our partners.

**Sustainable Environment:** *Lead climate action through integrated mobility and environmental protection, through:*

- 1) Climate Action: Reduce emissions and prepare for the impacts of climate change.
- 2) Environmental Protection: Protect and sustain our natural assets and biodiversity.
- 3) Mitigating emissions: Lead and influence through programs and education.
- 4) Integrated Mobility: Determine alternative options for moving around the Town for all ages and abilities.



## **Land Acknowledgement**

The Town of Wolfville acknowledges that we are located in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People.

As a town committed to reconciliation and respectful governance, we ask that all who live, work, and gather here do so with the Seven Sacred Teachings in mind: Truth, Honesty, Love, Courage, Respect, Wisdom, and Humility.

These teachings guide us in building a community rooted in understanding, fairness, care for one another, and for the land.

Please pause for a moment of reflection - How can we be good guests on this land?

## **Recognition of historic contributions**

We also acknowledge the histories, contributions and legacies of the African Nova Scotian people who have shared these lands for over 400 years, and we acknowledge the shared ancestry of all people of African descent in Nova Scotia.

## INFORMATION REPORT DA 2026-001

Title: Staff Report: DA 2026-001 Student Housing Nova Scotia  
Date: 2026-03-18  
Prepared by: Lindsay Slade, Community Planner and Mark Fredericks,  
Senior Planner

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<b>APPLICANT</b>	Fathom Studios on behalf of Student Housing Nova Scotia
<b>PROPOSAL</b>	To construct a 3-storey residential building with up to 12 dwelling units.
<b>LOCATION</b>	Hillside Avenue - PID 55456875 and a portion of PID 55273908
<b>LOT SIZE</b>	Total: 1,396 meters squared (612 sq m + 784 sq m from adjacent PID)
<b>DESIGNATION</b>	Neighbourhood Residential Designation
<b>ZONE</b>	High Density Residential – R-4 zone
<b>SURROUNDING USES</b>	High density, medium density and low density residential uses
<b>ARCHITECTURAL GUIDELINES</b>	The property is not within the Neighbourhood Design Guidelines area
<b>NEIGHBOUR NOTIFICATION</b>	Newspaper ads and notices mailed to surrounding property owners within 100 metres; Sign placed on property.

## PROPOSAL

The applicant is seeking a Development Agreement (DA) to construct a 3-storey residential building with up to 12 dwelling units on a vacant parcel, and a piece of an adjacent parcel, both owned by Student Housing Nova Scotia. The proposed building would have 2 barrier free units on the ground floor, and a mix of unit sizes containing 1 bedroom and 2 bedroom units. The project includes 15 surface parking spaces, and interior bike storage, mail room and laundry facilities for residents.

The properties are zoned for high density use already, however the proposed building cannot meet all the zone requirements. In these situations, PAC and Council can these projects through a development agreement process. The draft development agreement addresses increases (beyond the allowances of the underlying zoning) for the following: number of units per acre, shared access / parking spaces, and lot coverage.

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**PROPERTY LOCATION**

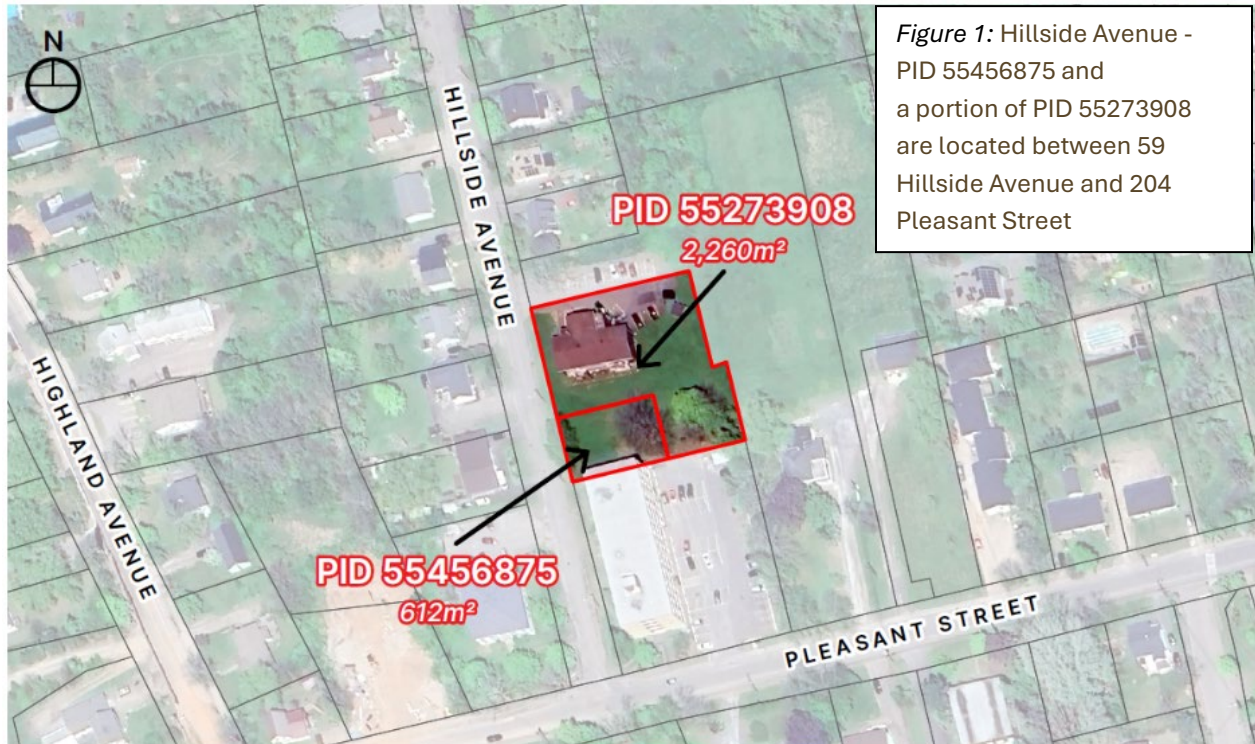


Figure 1 Context Map



Figure 2 existing conditions



Figure 3 proposed building

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## BACKGROUND AND CONTEXT

Student Housing Nova Scotia is a non-market housing provider. They focus primarily on post-secondary students although they also rent units to the broader market. They have been an active non-profit organization in the province of Nova Scotia for over 50 years and have collaborated and advocated for policy change to address housing affordability.

This group has recently purchased an existing building (59 Hillside Ave) and neighbouring vacant land within Wolfville and are looking to increase the supply of affordable housing units by adding a new building on their vacant land. This land is located on Hillside Ave, near Pleasant Street where High Density Residential (R-4) zoning has applied to the existing multi-unit buildings in this area for many years. The surrounding buildings range from a large 48-unit building immediately adjacent, medium sized multi-unit buildings (11 unit, 12 unit, 14 units) nearby and low density one- and two-unit dwellings within the neighbourhood.

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Figure 2 Zoning Map surrounding context

The zoning map above shows the surrounding zoning in this area, with most of the land falling into the R3 zone or R4 zone. The subject site is within the High Density Residential R4 zone. This area is serviced by public transit and an active transportation network. The site is approximately a 5-10 minute walk to the Acadia campus, and approximately a 10–15 minute walk to the downtown.

### Proposed building elevations

The proposed building will consist of three storeys on a slab and was designed with a mix of exterior building materials including brick masonry, intended to compliment the architecture of nearby buildings and is influenced by other building styles found throughout Wolfville.

High resolution versions of the elevations and floor plans can found in the attachments.

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1 WEST ELEVATION  
A-200 Scale: 1:100



Figure 3 West elevation showing front of building (street facing)



1 NORTH ELEVATION  
A-201 Scale: 1:100



Figure 4 North Elevation (side of building)

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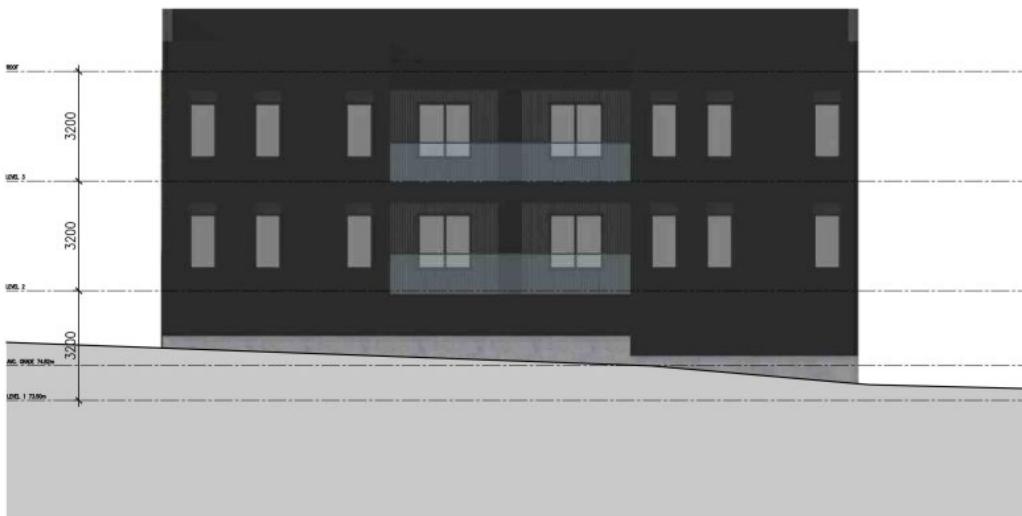
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1 SOUTH ELEVATION  
A-203 Scale: 1:100



Figure 5 South Elevation (side of building)



1 EAST ELEVATION  
A-202 Scale: 1:100



Figure 6 East Elevation (rear of building)

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Proposed Floor Plans

The first floor of the building includes one barrier free 1-bedroom unit, and one barrier free 2-bedroom unit as well as a mechanical and storage room, laundry, janitor closet, bicycle storage, mail room, lobby and entrance vestibule.

Barrier free refers to accessible dwelling units that are single-storey with step-free access, contain widened doorways, roll-in showers, and accessible layouts. These are located on the ground floor and have ramps / hardscaped surfaces to each entry door.

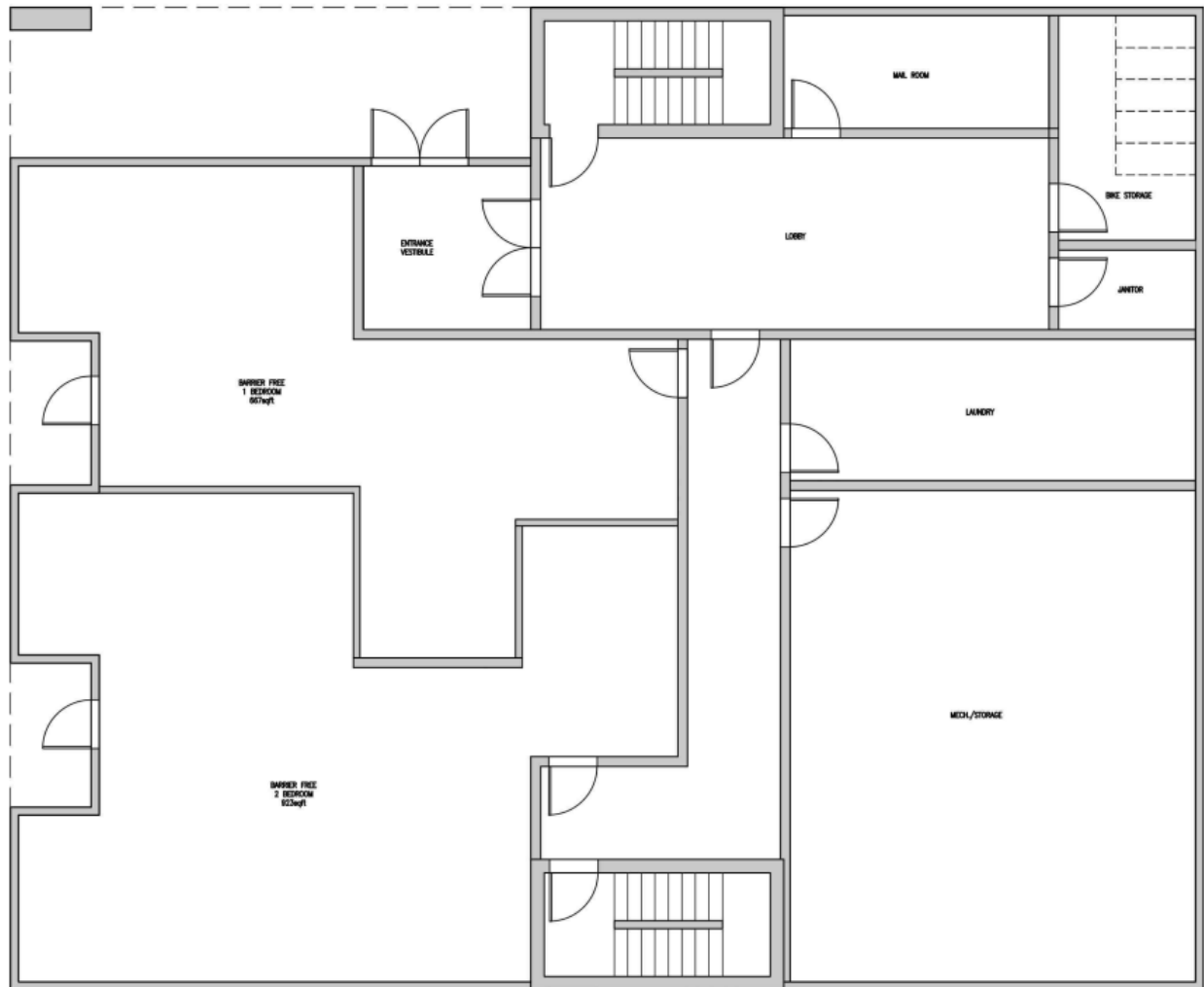


Figure 7 First Floor Elevation

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The second floor includes five dwelling units, three of which are 1 bedroom, and two 2-bedroom units.

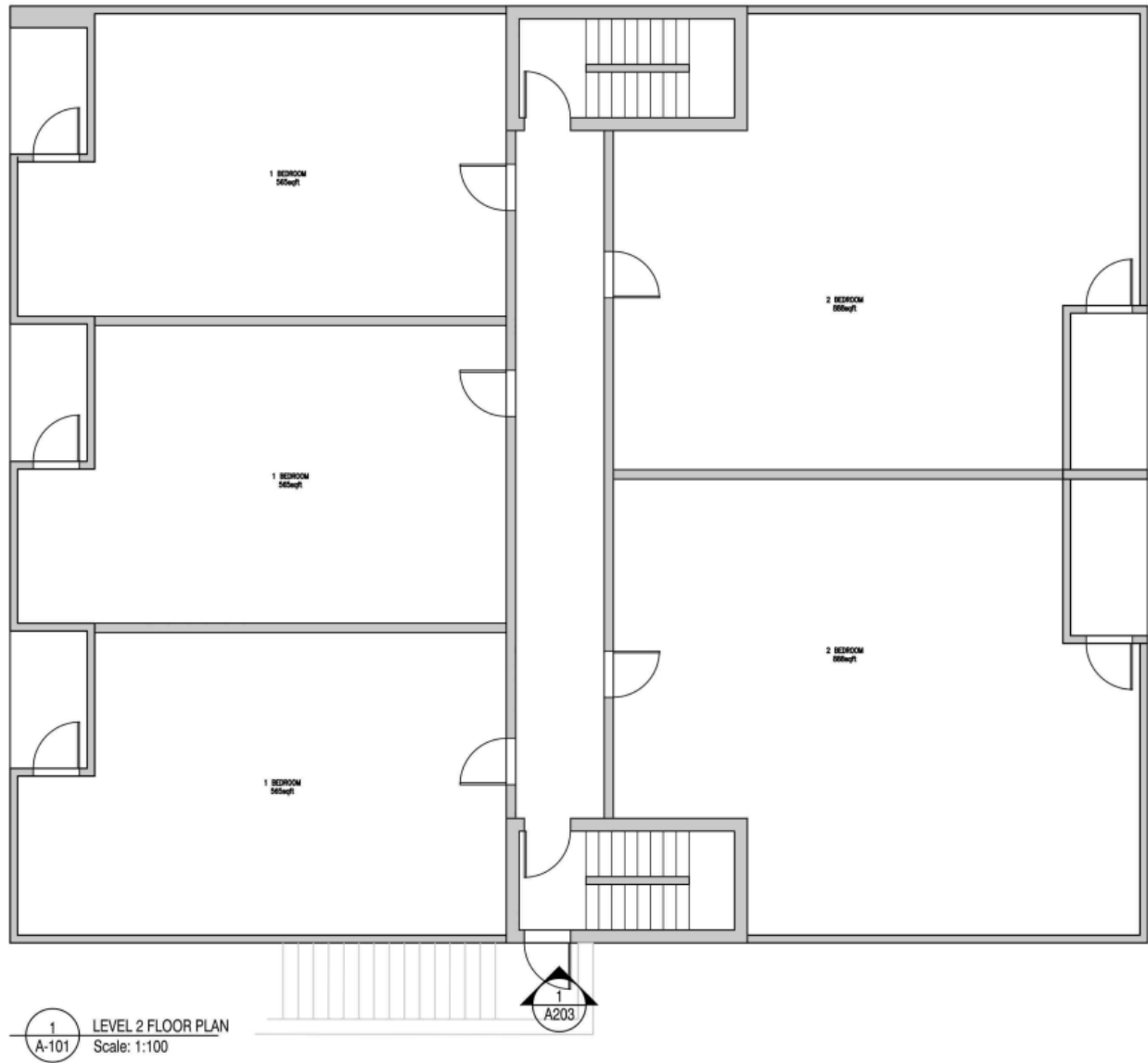


Figure 8 Second Floor

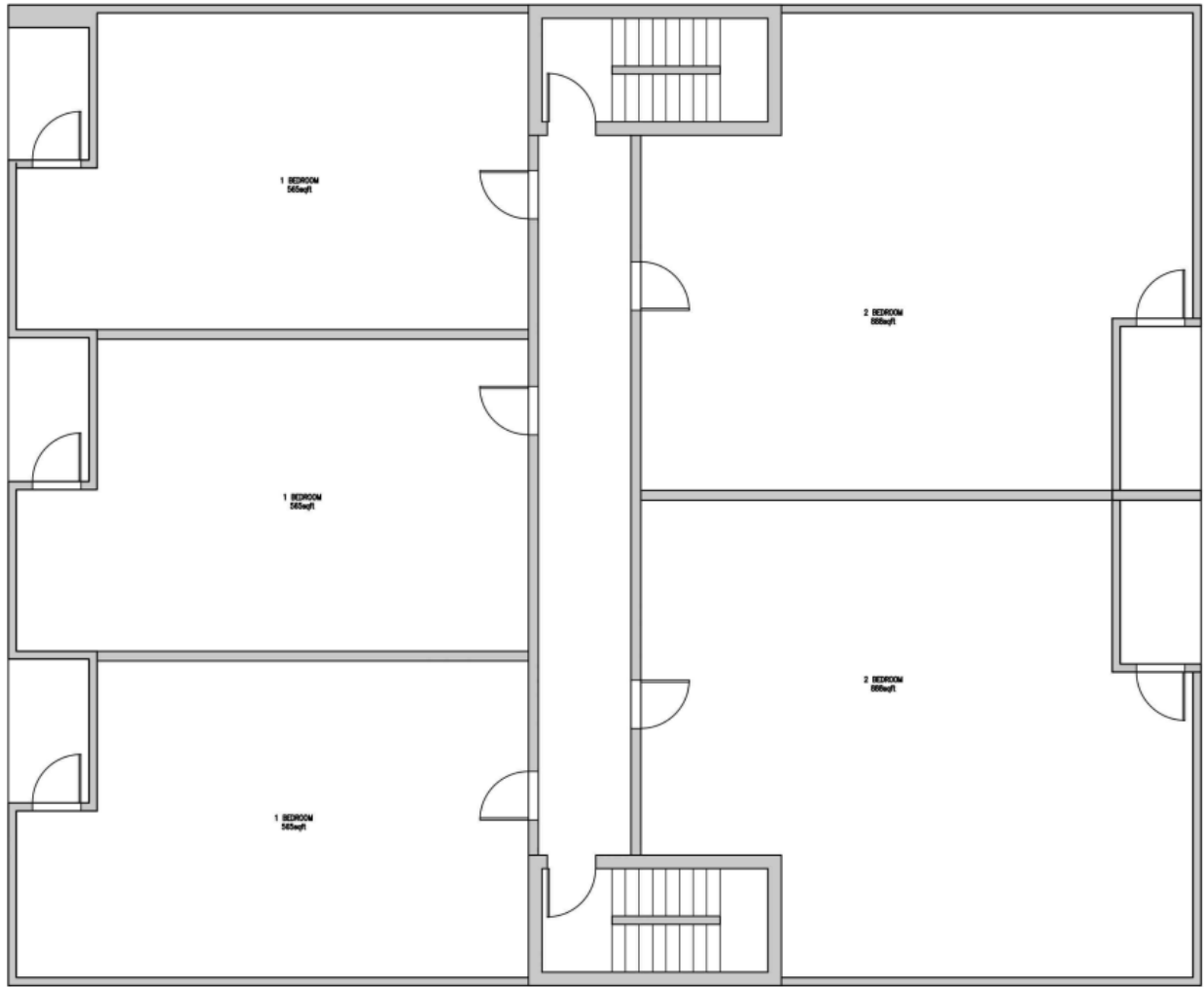
The proposed third floor is the same as the second floor.

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1 LEVEL 3 FLOOR PLAN  
A-102 Scale: 1:100



Figure 9 Third Floor

Site Plan

The site plan shows where on the lot the building can locate, as well as further details like parking and setbacks. The parking lot is shown in the rear yard and accessed from the adjacent property (same ownership). The development agreement will apply to both properties to ensure the shared access and parking arrangements are maintained.

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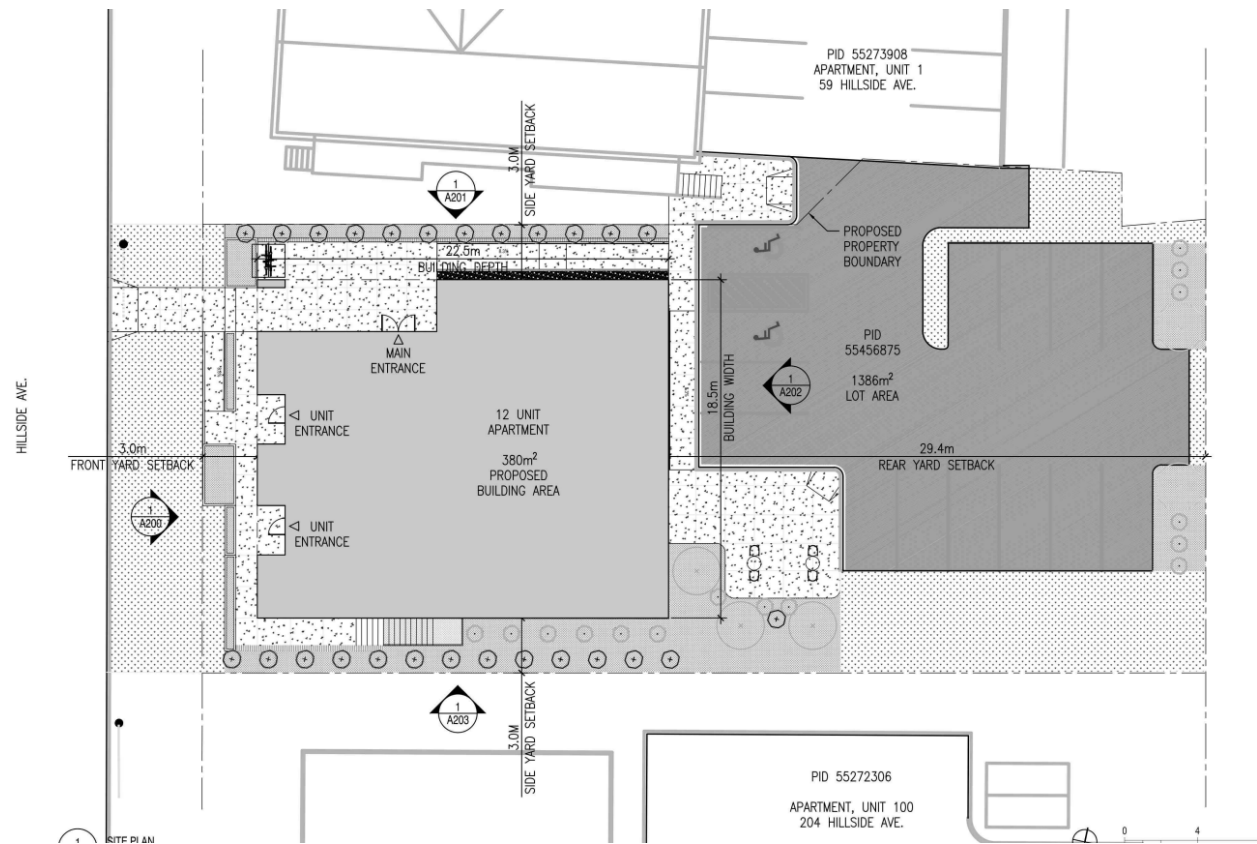


Figure 10 Proposed Site Plan

## POLICY REVIEW & DISCUSSION

The property is designated as Neighbourhood in the [Municipal Planning Strategy \(MPS\)](#) and zoned High Density Residential (R-4) in the [Land Use Bylaw \(LUB\)](#).

### **Municipal Planning Strategy (MPS)**

The MPS contains 19 objectives related to land use, economic prosperity, climate action and social equity, 3 objectives related to land use, 2 related to economic prosperity, 1 related to climate action and 1 related to social equity are particularly relevant to the proposed development:

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<p><b>OBJECTIVE</b> <span style="float: right;">SE</span></p> <p>To work in alliance with our regional partners.</p>	<p><b>OBJECTIVE</b> <span style="float: right;">SE</span></p> <p>To provide age friendly, accessible, and affordable housing options for a mix of demographics to encourage social inclusion.</p>	<p><b>OBJECTIVE</b> <span style="float: right;">SE</span></p> <p>To ensure that all public facilities and infrastructure provide access to all potential users, and encourage other organizations to follow these standards.</p>	<p><b>OBJECTIVE</b> <span style="float: right;">EP</span></p> <p>To support what works and encourage new opportunities and investments.</p>
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**ANTICIPATED RESULTS**

- Strengthen partnerships with NS Department of Seniors, Housing NS, NS Department of Health, Acadia University, and other partners.

**ANTICIPATED RESULTS**

- Ensure variety and adaptability in our housing options.

**ANTICIPATED RESULTS**

- Work with the Accessibility Advisory Committee to meet Accessibility goals as established in the Town’s Accessibility Plan — Wolfville: Access by Design (2019)

**ANTICIPATED RESULTS**

- Better development approvals process (e.g. fewer development agreements, more site plan approvals).
- Focus on walkability and the Core Area.

<p><b>OBJECTIVE</b> <span style="float: right;">EP</span></p> <p>To encourage growth and manage land use with a goal of balanced economic and environmental sustainability.</p>	<p><b>OBJECTIVE</b> <span style="float: right;">LU</span></p> <p>To create complete neighbourhoods to maximize our infrastructure and promote community health.</p>	<p><b>OBJECTIVE</b> <span style="float: right;">LU</span></p> <p>To ensure a full range of housing options for Wolfville residents of all ages and incomes.</p>	<p><b>OBJECTIVE</b> <span style="float: right;">LU</span></p> <p>To respect and strengthen existing neighbourhood character, while encouraging quality, inclusive urban design.</p>
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**ANTICIPATED RESULTS**

- Expand neighbourhood commercial opportunities.
- Focus on infill development and gentle density.

**ANTICIPATED RESULTS**

- Create and incentivize neighbourhood commercial to create convenient access to services for all residents.
- Focus on walkability improvements.
- Strive to integrate Asset Management and Planning.

**ANTICIPATED RESULTS**

- Increase housing options based on community needs.
- Encourage affordable housing options (including non-market).
- Set housing targets and monitor over time.

**ANTICIPATED RESULTS**

- Improve processes and requirements for infill development.
- Create tools for improved social inclusion of all residents.
- Policies to support innovation.

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The MPS also states policies for Neighbourhood Focus Areas:

**Policy 8.4.4** *To use Development Agreements in the High Density Residential zones of the Neighbourhood Designation for the consideration of certain uses that require unique and site-specific considerations.*

**Policy 8.7.2.3** *To recognize the importance of considering increased densities and infill development throughout all residential neighbourhoods in Wolfville, save and except the R1 zone, to create inclusive mixed income neighbourhoods, and contribute to the community's vibrancy.*

**Policy 8.7.3.3** *To recognize that a healthy, inclusive, and vibrant neighbourhood consists of a variety of housing types, designs, sizes and styles.*

**Policy 8.7.3.7** *To recognize the importance of quality places in addressing social isolation and improving human connectivity and intermingling of both residents and visitors of all ages, incomes and abilities.*

**Policy 8.6.3.7** *To recognize the importance of quality places in addressing social isolation and improving human connectivity and intermingling of both residents and visitors of all ages, incomes and abilities.*

**Policy 8.7.3.10** *To support Social Inclusion through land use decision making by recognizing that planning does have a role to play in creating inclusive rather than exclusive built environments and that our built form should reflect our desire to be inclusive of all people.*

Sections 11.4.2 and 11.4.3 of the MPS outline the policies of Council when considering a Development Agreement. Attachment 1 outlines all the policies and analysis; and the following summary lists the most pertinent considerations for this application:

### 11.4.2 and 11.4.3 Development Agreements

#### **Policy 11.4.3**

**d.** *Compatibility of the proposed land use with adjacent land uses; and*

**f.** *Compatibility of the development with adjacent properties in terms of lighting, signage, outdoor display, outdoor storage, traffic impacts, and noise.*

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*g. Integration of the development into the surrounding area by means of appropriate landscaping, with screening provided by existing and new vegetation and fencing as required.*

*m. Contribution of the proposal towards an orderly and compact development pattern that makes efficient use of existing and new municipal infrastructure and services.*

*q. The adequacy of active transportation infrastructure to support walking and cycling to and from the proposed development; and*

*r. The provision of off-street vehicle and bicycle parking to prevent significant congestion, nuisance and inconvenience in the area.*

### 11. Implementation

Parts 11.4.2 and 11.4.3 contain general policies that are to be considered for all development agreement applications. A summary of the entire policy, with Staff comment to each criterion, is provided as *Attachment 1*.

#### **Land Use By-Law (LUB)**

The Land Use Bylaw (LUB) establishes the following regulations:

##### **Part 14 High Density Residential (R-4) Zone**

The intent of the High Density Residential (R-4) Zone is to permit a range of medium and high-density residential development to a maximum 18 units per net acre. Council may consider unique and site-specific developments by Development Agreement.

This proposal is going through the Development Agreement approval process because the proposed building exceeds the density requirements for as-of-right or Site Plan Approval in the R-4 zone due to the lot size. The Development Agreement is also needed to address hard surface area, and shared vehicle access with the adjacent property at #59 Hillside.

### **PROCESS & NEXT STEPS**

Section 230 of The Municipal Government Act (MGA) establishes the process for the approval of a Development Agreement. This process requires review by the Planning Advisory Committee and the holding of a Public Hearing by Council prior to a decision by Council to approve or reject the proposal. The

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decision by Council may be appealed to the Nova Scotia Utility and Review Board by an aggrieved person or by the Applicant.

The first stage of the application review process began at the Public Information Meeting (PIM) held on February 12<sup>th</sup>, 2026. Property owners within 100 metres of the development were notified by mail and a notice of the PIM was posted in the Saltwire newspaper indicating that the site was subject to a development agreement application. The purpose of the PIM was to provide the public with an opportunity to offer preliminary feedback on the request and allow the applicant to answer any questions that would arise. Notes from the PIM have been included below.

The next step in the Development Agreement process (as shown below), will be to have the Planning Advisory Committee (PAC) review this report and provide a recommendation to Council. Council will then provide Initial Consideration, and if passed, a Public Hearing will be scheduled prior to a decision on the proposal from Council.

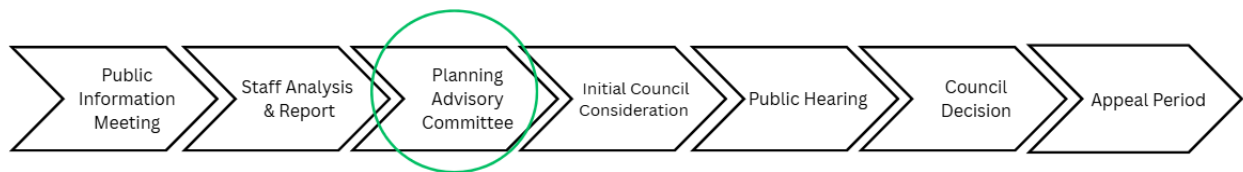


Figure 11 Development Agreement Process

## REVIEW FROM OTHER DEPARTMENTS

- The Town Engineer has completed a review and is satisfied with the proposal. Minor revisions to the servicing schematics and lot grading, are expected before final approval.
- The Town's Traffic Authority was satisfied with the use of the existing driveway at #59 Hillside, and a Traffic Impact Statement was provided.
- The Town's Fire Chief was satisfied with the building's location and their ability to respond to a fire or other emergency in this location. The Wolfville Fire Department has adequate equipment and personnel to serve this proposed building.

## PUBLIC INFORMATION MEETING

The Town held a Public Information Meeting on February 12, 2026. Notes from this meeting are included as Attachment 2. Comments during this meeting focused on infrastructure upgrades for Hillside Avenue, protection of existing trees and parking. There were several comments in favour of this application, primarily resulting from the provision of affordable/non-market units within the building and the need for housing suitable for various life stages in Wolfville.

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### **STAFF RECOMMENDATION**

Staff recommends that the Planning Advisory Committee provide a positive recommendation to Council regarding the Draft Development Agreement for the subject properties at PID 55456875 and a portion of PID 55273908 and that the attached Draft Development Agreement be forwarded to Council for Initial Consideration.

Staff believe the development proposal meets the overall intent of the Municipal Planning Strategy but is a unique and site-specific case given the non-market housing and student focus of the applicant.

### **ATTACHMENTS**

1. Policy Summary Tables
2. Public Information Meeting Notes
3. Draft Development Agreement

## ATTACHMENT 1 – Policy Summary Tables

**Policy 11.4.3** of the MPS states the general considerations for all development agreements. As part of the review for this section, staff may have contacted other departments or outside agencies to seek specific information. The following table outlines the policy and provides Staff comment:

### 11.4.3 CRITERIA FOR LUB AMENDMENTS AND CONSIDERATION OF DEVELOPMENT AGREEMENTS

GENERAL CONSIDERATIONS	Staff Comment
<p><b>GENERAL CONSIDERATIONS</b></p> <p>a. The financial ability of the Town to absorb any costs relating to the proposal; and</p>	<ul style="list-style-type: none"> <li>No financial impact on the Town is expected. The proposed 12-unit building will use existing municipal roads and services, and no off-site upgrades are anticipated to enable the development.</li> </ul>
<p>b. The proposal’s conformance with the intent of the Municipal Planning Strategy and to all other applicable Town Bylaws and regulations.</p>	<ul style="list-style-type: none"> <li>The development agreement is consistent with the intent of the MPS by providing compact multi-unit housing in an established area of mixed density. The project is also in alignment with the subdivision bylaw and the future Urban Forest Policy as the large street tree in front of the proposed building is being kept, and native species are being planted as part of the development project.</li> </ul>
<p>c. The proposal’s conformance with relevant portions of the Town’s ‘Sustainability Checklist’, where applicable.</p>	<ul style="list-style-type: none"> <li>Not applicable as this list applies to the CDD designation/zone and not the R4 Zone. However, the proposal aligns well with this by adding units to an already serviced lot with purpose-built rental units, close to Acadia University and the downtown. The site will also include many native species and new landscape buffers to contribute to greenery and biodiversity.</li> </ul>
<p><b>COMPATIBILITY OF THE DEVELOPMENT</b></p> <p>d. Compatibility of the proposed land use with adjacent land uses; and</p>	<ul style="list-style-type: none"> <li>The proposed use is residential in nature and is compatible with surrounding residential uses. The site abuts two existing multi-unit buildings and is in keeping with the established neighborhood pattern which includes medium and high-density buildings on or near Pleasant Street.</li> </ul>
<p>e. Compatibility of the development with adjacent properties in terms of height,</p>	<ul style="list-style-type: none"> <li>The proposed development is compatible with the surrounding properties as a three-</li> </ul>

scale, lot coverage, density, bulk, and architectural style; and	storey structure is allowed in, and found in, all Residential zones. The proposed building also takes design cues from surrounding buildings and uses masonry brick to help blend into Wolfville’s architectural styles, while expressing a contemporary design aesthetic.
f. Compatibility of the development with adjacent properties in terms of lighting, signage, outdoor display, outdoor storage, traffic impacts, and noise; and	<ul style="list-style-type: none"> <li>The lighting and signage will not negatively impact neighbouring properties, outdoor storage containing unsightly materials will be screened. The Town’s Noise Bylaw applies throughout Town to manage noise, and the proposed development does not pose any issues pertaining to traffic impacts.</li> </ul>
g. Integration of the development into the surrounding area by means of appropriate landscaping, with screening provided by existing and new vegetation and fencing as required; and	<ul style="list-style-type: none"> <li>The landscape plan, attached, indicates retention of existing trees where possible, as well as new vegetated buffer plantings used as strategic screens, along side yards.</li> </ul>
h. The proposal protects and preserves matters of public interest such as, but not limited to:	
i. historically significant buildings;	<ul style="list-style-type: none"> <li>The proposed development does not impact any historically significant buildings.</li> </ul>
j. public access to shorelines, parks, and public and community facilities; and	<ul style="list-style-type: none"> <li>The plan does not interfere with any shorelines, parks, or public and community facilities.</li> </ul>
k. important and significant cultural features, natural land features and vegetation.	<ul style="list-style-type: none"> <li>Not applicable as no cultural features will be impacted. The existing trees are retained wherever possible.</li> </ul>
<b>SERVICING CONSIDERATIONS</b>	
l. The adequacy of sanitary services, water services, and storm water management services; and	<ul style="list-style-type: none"> <li>Town Engineer (CBCL consultants) have reviewed and are satisfied with the servicing capacity and the proposed service connection details. Minor revisions are expected that will clarify stormwater management calculations and certain servicing details.</li> </ul>
M. Contribution of the proposal towards an orderly and compact development pattern	<ul style="list-style-type: none"> <li>The proposed development contributes to a compact development pattern that makes</li> </ul>

<p>that makes efficient use of existing and new municipal infrastructure and services.</p>	<p>efficient use of existing municipal infrastructure.</p>
<p><b>MOBILITY CONSIDERATIONS</b></p> <p>n. The adequacy of the road network in, and adjacent to, or leading to the development, regarding connectivity, congestion and traffic hazards; and</p>	<ul style="list-style-type: none"> <li>• Town traffic authority has reviewed the plans and the Traffic Impact Statement and is satisfied with the surrounding road network and the shared access/parking arrangement. No new driveways are being created so there is minimal impact on the street. The proposed building is located on a local Road, and very close to a larger collector road which provides multiple routes in/out of the broader community.</li> </ul>
<p>o. The adequacy of site access as determined by the Traffic Authority; and</p>	<ul style="list-style-type: none"> <li>• Town traffic authority has reviewed the site access and the Traffic Impact Statement and is satisfied with this arrangement. No new driveways are being created and the site access through adjacent properties will be secured by an access easement.</li> </ul>
<p>p. The ability of emergency services to respond to an emergency at the location of the proposed development; and</p>	<ul style="list-style-type: none"> <li>• The Fire Chief has reviewed and confirmed that the Wolfville Fire Department has adequate equipment and crew to respond to this building as it is currently designed.</li> </ul>
<p>q. The adequacy of active transportation infrastructure to support walking and cycling to and from the proposed development; and</p>	<ul style="list-style-type: none"> <li>• The property is located along a street containing a sidewalk, although there is a missing section of sidewalk at the top of Hillside Ave. Nearby on Pleasant and Highland, future AT investments are planned or already in place.</li> </ul>
<p>r. The provision of off -street vehicle and bicycle parking to prevent significant congestion, nuisance and inconvenience in the area.</p>	<ul style="list-style-type: none"> <li>• Parking is located at the rear of the property. 15 parking spaces for 12 units is a ratio of 1.25 which is considered adequate for this context. The building also contains interior and exterior bicycle storage.</li> </ul>
<p><b>ENVIRONMENTAL CONSIDERATIONS</b></p> <p>s. Consideration of any previous uses of the site which may have caused soil or groundwater contamination; and</p>	<ul style="list-style-type: none"> <li>• Past uses on this property are believed to be limited to residential uses with no known contamination risk. Any potential contamination identified during construction would be addressed in accordance with provincial requirements.</li> </ul>

<p>t. Suitability of the site in terms of slope and flood and erosion risk in accordance with Schedule E of the Land Use Bylaw; and</p>	<ul style="list-style-type: none"> <li>• The property is not located within a Development Constraints Area which means it does not have land constraints relating to steep slope, watercourse, wellheads or flood risk.</li> <li>• During construction, site grading and drainage design will follow the Town’s guidelines on erosion and sediment control.</li> </ul>
<p>u. Consideration of any anticipated environmental impacts resulting from the development, such as air and water pollution, soil contamination, and potential for the contamination or sedimentation of watercourses. Where Council determines, on the advice of a qualified person, that there is a significant risk of environmental damage from any proposed development, an environmental impact assessment shall be carried out by the developer for the purpose of determining the nature and extent of any impact and no agreement shall be approved until Council is satisfied that the proposed development will not create or result in undue environmental damage; and</p>	<ul style="list-style-type: none"> <li>• There are no steep slopes or watercourse, ditches where erosion or sedimentation concerns would apply.</li> <li>• During construction, site grading and drainage design will follow the Town’s guidelines on erosion and sediment control. This will be managed through the building permit process.</li> </ul>
<p>v. The application of sustainable design principles and energy efficient technology, including but not limited to renewable energy infrastructure; and</p>	<ul style="list-style-type: none"> <li>• The applicant will be required to meet the minimum energy efficiency standards outlined in the National Building Code.</li> <li>• The proposed building will be wood-framed which reduces embodied carbon, when compared to other multi-unit buildings which use more concrete in the walls and floors.</li> <li>• The developer is open to additional energy efficiency measures where they can be incorporated into the design.</li> </ul>
<p>w. Environmentally friendly paving alternatives, provision of alternative transportation parking, integration of landscaping into the design of parking lots, green roofs, etc</p>	<ul style="list-style-type: none"> <li>• The proposed development will include permeable surfaces to help stormwater infiltration. Open area for resident amenity space, and grassed areas for snow storage. The development will also provide indoor and outdoor bicycle racks and incorporate landscaped areas around the parking area.</li> </ul>

## **ATTACHMENT 2 - Public Information Meeting and Other Public Input**

**Public Information Meeting  
5:00 PM – Council Chambers  
Development Agreement Proposal  
Hillside – 12 unit building**

### **Attending**

Senior Planner Mark Fredericks, Community Planner Lindsay Slade, Applicants Mitchell Archibald (Executive Director of Student Housing Nova Scotia) with consultants Roger Boychuck and Julian Boudreau (Fathom Studio). Four members of the public were in attendance.

Mr. Fredericks began the PIM at 5:00 PM with a presentation on the development proposal, beginning with a look at the existing property as well as an overview of the development proposed. The applicant and consultants then provided a presentation describing their proposal, vision for the development and previous and current experience in non-profit student housing development, management and operations.

Two residents who reside on Hillside Avenue, Elizabeth Ann Mills and Judy Swift provided input and shared their experiences living on this street. Their feedback included concern regarding the investments in infrastructure along neighbouring streets (Fairfield, St and Highland Ave), and lack of investment along Hillside Ave, specifically the gap in the sidewalk network at the top of Hillside Ave.

Additional concerns were raised regarding parking allocation, lack of green space in the immediate area, removal of existing trees on the property and noise from densification.

Three of four members of the public expressed appreciation and interest in more non-market housing development in Town.

Mr. Fredericks adjourned the meeting at 6:30 PM

## **ATTACHMENT 3 – Draft Development Agreement (subject to legal review)**

This **Development Agreement** is made this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

BETWEEN:

**STUDENT HOUSING ASSOCIATION OF NOVA SCOTIA**

(Hereinafter called the “Developer”)

OF THE FIRST PART

- and -

**TOWN OF WOLFVILLE**

A municipal body corporate,  
(Hereinafter called the “Town”)

OF THE SECOND PART

WHEREAS the Developer has requested that the Town enter into a Development Agreement relating to the use and development of the Lands (PID 55456875 and PID 55273908) pursuant to the provisions of the Municipal Government Act and the Municipal Planning Strategy for the Town of Wolfville;

AND WHEREAS a condition of granting approval for the development of the Lands is that the parties enter into this Development Agreement;

AND WHEREAS the Town Council of the Town, at its meeting on **DD/MM/2026** approved entering into this Development Agreement to permit the establishment of a multi-unit building containing up to 12 dwelling units on the Lands, subject to the registered owner of the Lands entering into this Development Agreement;

NOW THEREFORE THIS AGREEMENT WITNESSES THAT in consideration of the covenants made in this Development Agreement and other valuable consideration the Developer and the Tenant and the Town agree to the following terms.

## 1. Schedules

The following schedules form part of this Development Agreement:

Schedule “A” – Legal Parcel Description of Lands

Schedule “B” – Site Plan

Schedule “C” – Landscape Plan

Schedule “D” – Architectural Design

## 2. Definitions

2.1 In this Development Agreement:

“Building By-Law” means Chapter 65 of the By-Laws of the Town of Wolfville.

“Developer” means the owner(s) of the lands, their heirs, successors, assigns, and all subsequent owners of the lands.

“Development” means the proposed 12-unit residential building and surrounding integration to the adjacent property where shared access and driveways exist.

“Development Officer” means the Development Officer appointed by the Town of Wolfville under the provisions of the *Municipal Government Act*.

“Engineer” means the Engineer appointed by the Town of Wolfville under the provisions of the *Municipal Government Act*.

“Effective date” means the date on which this Development Agreement is deemed to be entered into under the terms of this Development Agreement.

“Lands” means the real property in the Town of Wolfville owned by the Developer, (PID 55456875 and a portion of PID 55273908) and as described in Schedule “A”. For clarity, the Lands includes two properties, one with an existing building at 59 Hillside Ave, and another vacant lot. The boundary line between these properties will be adjusted, as enabled in DA 5.1.8.

“Land Use By-Law” means the Land Use By-Law of the Town of Wolfville in force from time to time, adopted and amended by the Wolfville Town Council under the provisions of the *Municipal Government Act*. At the date of this Development Agreement, it is the Land Use By-Law effective September 3, 2020.

“Municipal Planning Strategy” means the municipal planning strategy of the Town of Wolfville in force from time to time, adopted and amended by the Wolfville

Town Council under the provisions of the *Municipal Government Act*. At the date of this Development Agreement, it is the Municipal Planning Strategy effective September 3, 2020.

“MGA” means the *Municipal Government Act*, S.N.S. 1998, c. 18, as amended.

“Planning Documents” means Land Use Bylaw, Municipal Planning Strategy, and Subdivision Bylaw.

- 2.2** Where terms (words or phrases) are not defined in this Development Agreement, definitions in the Town’s planning documents shall apply. Where terms are not defined in the planning documents, definitions in the MGA shall apply. Where terms are not defined in the aforementioned sources, their ordinary meaning shall apply.

### **3. Relevance of Planning Documents and Other Regulations**

- 3.1** This Development Agreement contains definitions and regulations for the Development. It complements the Town’s Planning Documents. Unless specified in this Development Agreement, requirements in the Town’s Planning Documents shall apply. Where there is a conflict between this Development Agreement and the Planning Documents, this Development Agreement shall prevail.
- 3.2** Regulations outside of this Development Agreement or the Town’s Planning Documents may be applicable to the Development. However, the terms of this Development Agreement shall not be materially changed in order to comply with such regulations without an amendment to this Development Agreement.

### **4. Background**

The Developer wishes to construct a 3-storey multi-unit residential building containing up to 12 dwelling units.

### **5. Terms**

#### **5.1 Development Conditions**

##### **5.1.1 Permits and Approvals**

- 5.1.1.1** This Development Agreement allows the Developer to obtain development permits, other permits, and permissions to allow uses permitted by this Agreement.

- 5.1.1.2 The Developer shall be responsible for obtaining all necessary permits and approvals required by law for the Development, including but not limited to development permits, building permits, and any approvals required from the Province of Nova Scotia.
- 5.1.1.3 Obligations or other requirements in this Development Agreement are those of the Developer, unless otherwise specified.
- 5.1.1.4 No occupancy permit shall be granted for this Development until all provisions of this agreement are met, except for landscaping requirements that cannot be met due to seasonal restrictions.

## **5.1.2 Land Use**

- 5.1.2.1 The following uses are permitted:
  - (a) Continuation of existing use and,
  - (b) 12 unit residential building and,
  - (c) other accessory uses permitted as by the Land Use Bylaw for the corresponding zone.

## **5.1.3 Landscaping & Site Requirements**

- 5.1.3.1 The Development shall conform to the zone standards of the Land Use By-law, except as otherwise established by this Agreement.
- 5.1.3.2 All Development shall occur on the Lands. The existing building addressed as #59 Hillside Ave shall be considered an existing use within the Lands.
- 5.1.3.3 Development on the Lands shall be built generally in accordance with the Site Plan and Specifications of Schedule "B", which may be varied to accommodate minor irregularities, at the discretion of the Development Officer. The proposed building shown on "Schedule B", shall meet the following site conditions apply:
  - (a) The maximum number of dwelling units is twelve (12) units.
  - (b) The minimum front yard setback and side yard setback is 3m.
  - (c) The maximum hard surface shall not exceed 75% of the lot area.
  - (d) The minimum number of parking spaces shall be 10 spaces.
  - (e) The minimum amount of amenity space for the 12 unit building shall be 120 square meters.
- 5.1.3.4 The Developer shall establish and maintain all non-hard surface areas on the Lands as landscaped areas.

- 5.1.3.5** Storm water runoff from the Lands shall not be directed onto adjacent properties unless permission is obtained from the adjacent property owner for the direction of such storm water runoff.
- 5.1.3.6** No parking shall be permitted on non-hard surfaced areas of the site.
- 5.1.3.7** The Developer shall provide sufficient onsite lighting for all driveways and walkways on the Lands to provide for the reasonable safety and security of vehicles and pedestrians. All exterior lighting fixtures shall direct light toward the ground as to prevent the unreasonable illumination of adjacent properties.
- 5.1.3.8** The Developer shall provide an access easement across PID the Lands to ensure access to the shared parking and driveway.
- 5.1.3.9** The Development's landscaping shall be generally in accordance with the Landscape Plan and Specifications of Schedule "C", and specify native species selected for their specific growing conditions and may be varied at the discretion of the Development Officer.

#### **5.1.4 Municipal Services**

- 5.1.4.1** The parties agree that municipal sanitary sewer and water services are available.
- 5.1.4.2** The Developer will be required to submit a service connection application to connect to the central sewer and water services.
- 5.1.4.3** The Town makes no warranties, guarantees or claims as to the adequacy of the Town's water supply to provide the recommended Fire Flow amounts for protection of the building from fire. The Developer shall satisfy itself that the available fire flows are satisfactory to meet its needs.

#### **5.1.5 Refuse Storage and Utility Equipment**

- 5.1.5.1** Refuse, compost, recyclables, and other similar matters shall be stored within the building(s), or within accessory structures or containers pursuant to the requirements of the Land Use Bylaw, Valley Region Solid Waste-Resource Management By-Law, and other applicable regulations. These receptacles may be located on either property or provide shared storage for both buildings.

**5.1.5.2** Containers referenced in 5.1.5.1 shall be located so that they are visually screened.

**5.1.5.3** Utility equipment such as mechanical and electrical equipment shall be visually screened by fencing or landscaping.

#### **5.1.6 General Maintenance and Operation**

**5.1.6.1** Buildings, landscaping, and other related features shall be maintained in good condition, pursuant to the Town's Property Minimum Standards By-law.

#### **5.1.7 Architecture**

**5.1.7.1** The developer shall build the development generally as illustrated in Schedule "D", Architectural Design.

#### **5.1.8 Subdivision**

**5.1.8.1** The developer shall subdivide the Lands generally as illustrated in Schedule "B", Site Plan. The area of the newly created lot shall be approximately 1,400 square meters.

#### **5.1.9 Timing**

**5.1.9.1** This Development Agreement shall be deemed entered into on the day following the day on which the time for appeal of Town Council's approval has elapsed, or the day on which any appeals have been disposed of and the policy of the Wolfville Town Council approving this Development Agreement has been affirmed by the Nova Scotia Utilities and Review Board, under the provisions of the MGA, or other judiciary body as applicable.

**5.1.9.2** This Development Agreement does not come into effect until the requirement of Section 228(3) of the Municipal Government Act are fulfilled and this development agreement is filed in the Registry of Deeds. All other time requirements imposed in this Development Agreement shall be calculated from that date, the effective date.

**5.1.9.3** All Development enabled by this Agreement shall be completed within three (3) years. Upon failure to meet this timing requirement, the Town may

discharge this Development Agreement without the consent of the Developer or Tenant.

#### **5.1.10 Amendment**

**5.1.10.1** With the exception of matters which the Town and the Developer do not consider to be substantive, the amendment of any other matter in this Development Agreement can only be made under the provisions of Section 230 of the MGA, including the holding of a Public Hearing.

**5.1.10.2** Following are matters in this Development Agreement which the Town and the Developer do not consider to be substantive:

**(a)** The requirements for completion imposed by section 5.1.8.3.

**(b)** Parking and access arrangements.

#### **5.1.11 Expenses**

**5.1.11.1** The Developer shall pay all costs and expenses incurred by the Town related to this Development Agreement.

#### **5.1.12 Liability**

**5.1.12.1** The Developer shall be liable for any damage caused to persons or public or private property by the Developer or any contractor or other individual doing work related to the Development. The Developer shall indemnify the Town and save it harmless from any claim, cause of action, or liability in any way relating to the Development. The Developer shall obtain and maintain in force throughout the course of construction on the Development, liability insurance coverage to insure the responsibilities which the Developer is assuming in this section.

#### **5.1.13 Default**

**5.1.13.1** If the Developer fails to comply strictly with any term of this Development Agreement or any legislation applicable to this Development Agreement, the Town may, after 30 days notice in writing to the Developer, enter the lands and perform any obligation with which the Developer has failed to comply strictly. All expenses arising out of the entry of the Lands and performance of the obligations may be recovered by the Town from the Developer by direct suit and shall form a charge upon the Lands. The Developer shall pay interest on any sum so expended by the Town at the same monthly rate charged by

the Town for tax arrears on the outstanding balance from time to time. Such interest costs shall be treated as an expense.

**5.1.13.2** If the Developer breaches any of the terms of this Development Agreement, the Town, at its sole option, may:

- (a) Terminate this Development Agreement;
- (b) Exercise its rights under paragraph 5.1.12.1 above; or,
- (c) Take no action.

**5.1.13.3** Any election by the Town to take no action on a breach of this Development Agreement by the Developer shall not bar the Town from exercising its rights under this Development Agreement on any other breach.

**5.1.13.4** Any expenses incurred by the Town in exercising its rights under sections 5.1.12.1 and 5.1.12.2, or either of them, shall be paid by the Developer to the Town.

#### **5.1.14 Administration**

The Development Officer administers this Agreement. Their decision is final and binding on all parties.

## **6. Warranties by the Developer**

### **6.1 Title and Authority**

**6.1.1** The Developer warrants as follows:

- (a) The Developer has good title in fee simple to the Lands or good beneficial title subject to a normal financing encumbrance or is the sole holder of a Registered Interest in the Lands. No other entity has an interest in the Lands which would require their signature on this Development Agreement to validly bind the Lands or the Developer has obtained the approval of every other entity which has an interest in the Lands whose authorization is required for the Developer to sign this Development Agreement to validly bind the Lands.
- (b) The Developer has taken all steps necessary to, and it has full authority to, enter this Development Agreement.

## **7. Full Agreement**

### **7.1 Other Agreements**

**7.1.1** This Development Agreement constitutes the entire agreement and contract entered into by the Town and the Developer. No other agreement or representation, whether oral or written, shall be binding.

**7.1.2** This Development Agreement shall not be a precedent for any other agreement either between the Town and the Developer or between the Town and any other party.

## **8. Notice**

Any notice to be given under this Development Agreement shall be made in writing and either served personally or forwarded by courier or by registered mail, postage prepaid, if to the Town to:

Town of Wolfville  
359 Main Street  
Wolfville, Nova Scotia  
B4P 1A1  
Attention: Development Officer

and if to the Developer:

Student Housing Association of Nova Scotia  
5991 Spring Garden Toad  
Halifax, Nova Scotia  
B3H 1Y6

## **9. Headings**

The headings used in this Development Agreement are for convenience only. If any of the headings are inconsistent with the provisions of the Development Agreement which it introduces, the provisions of the Development Agreement shall apply.

## **10. Binding Effect**

This Development Agreement shall ensure to the benefit of and be binding upon the parties to this Development Agreement, their respective successors, administrators, and assigns.

**11. Execution**

In witness of this Development Agreement the parties have signed and delivered it to each other on the date set out at the top of the first page.

SIGNED AND DELIVERED	)
In the presence of:	)
	)
	) TOWN OF WOLFVILLE
	)
	)
	) By _____
	) MAYOR
_____	)
Witness	)
	)
	) By _____
	) TOWN CLERK
	)
	)
SIGNED AND DELIVERED	)
In the presence of:	)
	)
	)
	) By _____
_____ )	Mitchell Archibald
Witness	)
	)

CANADA  
PROVINCE OF NOVA SCOTIA  
COUNTY OF KINGS

I certify that on \_\_\_\_\_, 2026, \_\_\_\_\_ a  
witness to this agreement came before me, made oath, and swore that the **TOWN OF WOLFVILLE**,  
caused the same to be executed by its proper officers who affixed its Corporate Seal and subscribed  
their hands in its name and in its behalf in his/her presence.

\_\_\_\_\_  
A Commissioner of the Supreme Court of Nova Scotia

CANADA  
PROVINCE OF NOVA SCOTIA  
COUNTY OF KINGS

I certify that on \_\_\_\_\_, 2026, \_\_\_\_\_ a  
witness to this agreement came before me, made oath, and swore that **Mitchell Archibald** caused the  
same to be executed by its proper officers who affixed its Corporate Seal and subscribed their hands in  
its name and in its behalf in his/her presence.

\_\_\_\_\_  
A Commissioner of the Supreme Court of Nova Scotia

**Schedule "A" – Property Descriptions**

**PID 55456875**

Place Name: Hillside Avenue, Wolfville  
Municipality/County: Town of Wolfville  
Designation of Parcel on Plan: Lot FS-2  
Title of Plan: Plan of Survey Lot FS-1, FS-2 Lands of The Estate of Frederick W. Salsman, Wolfville, Kings County, Nova Scotia  
Registration County: Kings County  
Registration Number of Plan: P-12301  
Registration Date of Plan: April 10, 2003

\*\*\* Municipal Government Act, Part IX Compliance \*\*\*

Compliance:

The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act

Registration District: KINGS COUNTY  
Registration Year: 2003  
Plan or Document Number: P12301

**PID 55273908**

Place Name: Hillside Avenue, Wolfville  
Municipality/County: Town of Wolfville  
Designation of Parcel on Plan: Lot FS-1  
Title of Plan: Plan of Survey Lot FS-1, FS-2 Lands of The Estate of Frederick W. Salsman, Wolfville, Kings County, Nova Scotia  
Registration County: Kings County  
Registration Number of Plan: P-12301  
Registration Date of Plan: April 10, 2003

\*\*\* Municipal Government Act, Part IX Compliance \*\*\*

Compliance:

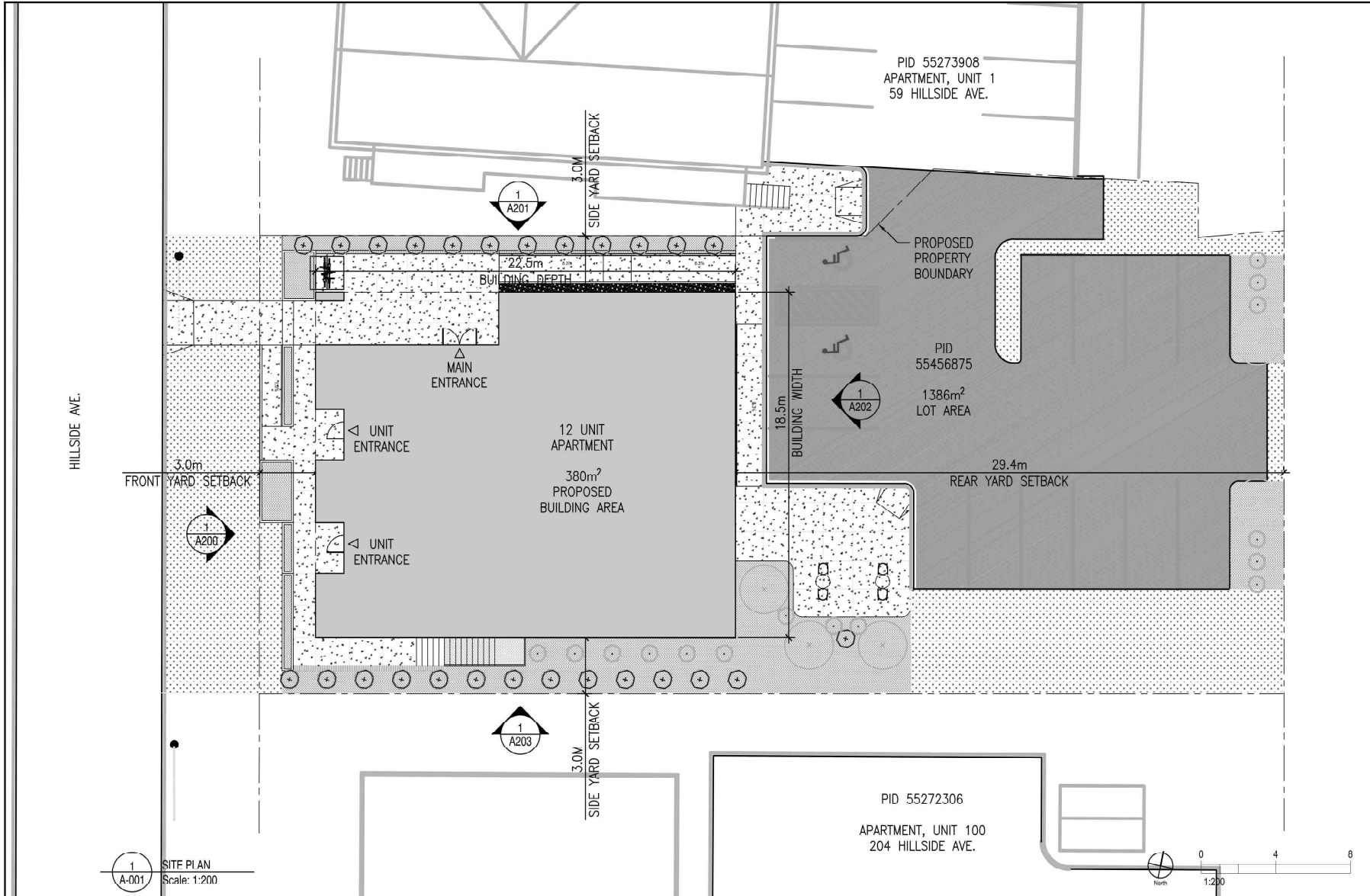
The parcel is created by a subdivision (details below) that has been filed under the Registry Act or registered under the Land Registration Act

Registration District: KINGS COUNTY  
Registration Year: 2003  
Plan or Document Number: P12301





Schedule B. Site Plan



**Fathom**

Fathom Studio  
fathomstudio.ca  
40 King St  
Dartmouth, NS  
B2Y 2K4

Client  
Student Housing Nova Scotia  
365-5991 Spring Garden Road | Halifax, NS

Scale

NOT FOR CONSTRUCTION

Revisions  
REV 1 ISSUED FOR DA DATE 2025-12-05

Project  
Wolfville Student Housing  
LOT FS-2 Hillside Avenue | Wolfville, NS

Drawing Name

SITE\_PLAN

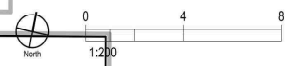
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Drawn By AM Checked JB Approved JB

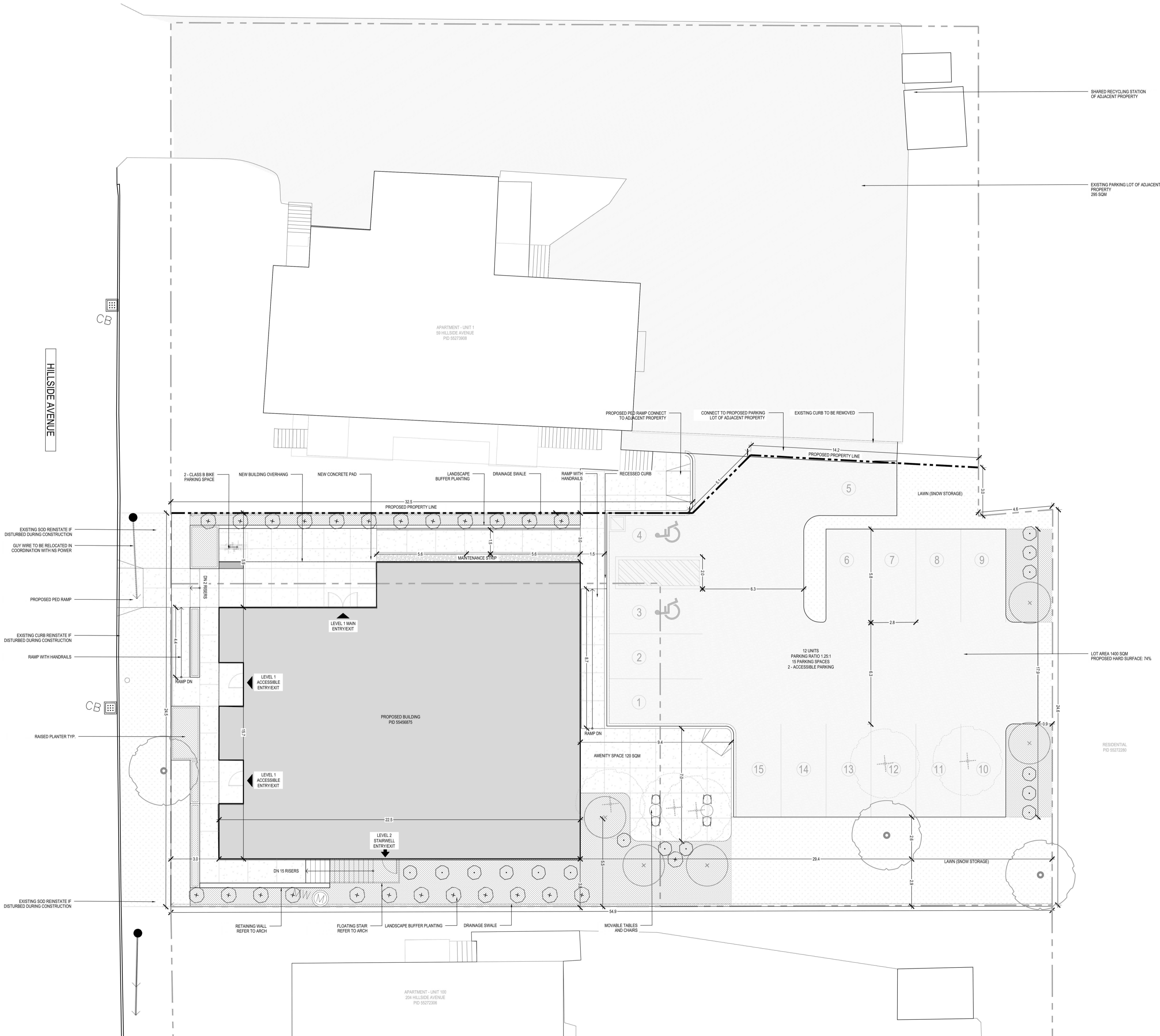
Drawing Number

**A001**

1  
A-001  
SITE PLAN  
Scale: 1:200



# Schedule C. Landscape Plan



LAYOUT LEGEND	
SYMBOL	DESCRIPTION
---	PROPOSED PROPERTY LINE
- - - -	EXISTING PROPERTY LINE
▲	BUILDING ENTRY/EXIT
↑	BACK ENTRY/EXIT
[Pattern]	CONCRETE WALKWAY
[Pattern]	SOD
[Pattern]	PLANTER BED
(+)	PROPOSED TREE
(o)	EXISTING TREE TO BE PROTECTED
(x)	EXISTING TREE TO BE REMOVED
(●)	EXISTING UTILITY POLE
[Symbol]	2 CLASS B SPACES - BIKE RACK

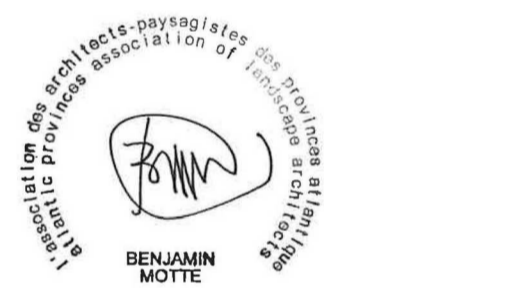
PLANTING SCHEDULE	
SYMBOL	DESCRIPTION
(+)	Amelanchier canadensis / Serviceberry 50mm CAL
(+)	EVERGREEN/NATIVE BUFFER Ilex x meserveae 'Blue Princess' / Blue Princess Holly 5 GAL
(o)	EVERGREEN/NATIVE BUFFER Viburnum trilobum / Highbush Cranberry 5 GAL

Client  
Student Housing Nova Scotia

Key Plan



Seal



NOT FOR CONSTRUCTION

Revisions		DATE
NO.	DESCRIPTION	
01	ISSUED FOR APPROVAL	2025-12-05
02	ISSUED FOR APPROVAL	2026-02-11

Project  
NS STUDENT HOUSING WOLFVILLE

WOLFVILLE, NOVA SCOTIA  
B4P 1N3

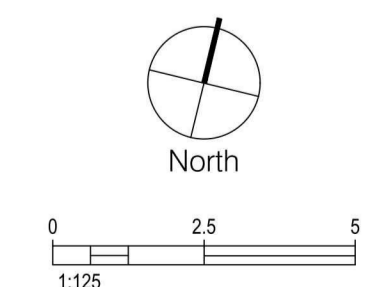
Drawing Name  
LANDSCAPE SITE PLAN

Scale  
1:125  
Project number  
25-108

Drawn By  
JY  
Checked  
BM  
Approved  
BM

Drawing Number

# L101



# Schedule D. Architectural Design

# Fathom

Fathom Studio  
fathomstudio.ca  
40 King St  
Dartmouth, NS  
B2Y 2K4



1 WEST ELEVATION  
A-200 Scale: 1:100

Client:

Student Housing Nova Scotia  
365-5991 Spring Garden Road | Halifax, NS

Scale:

NOT FOR CONSTRUCTION

Revisions:  
Rev 1 ISSUED FOR DA 2025-12-05

Project:  
Wolfville Student Housing  
LOT FS-2 Hillside Avenue | Wolfville, NS

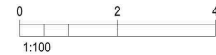
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Drawn By: AM Checked: JB Approved: JB  
Drawing Number:

# A200



1 NORTH ELEVATION  
A-201 Scale: 1:100



Client

Student Housing Nova Scotia  
365-5991 Spring Garden Road | Halifax, NS

Scale

NOT FOR CONSTRUCTION

Revisions

Rev	Description	Date
1	ISSUED FOR DA	2025-12-05

Project

Wolfville Student Housing  
LOT FS-2 Hillside Avenue | Wolfville, NS

Drawing Name

NORTH\_ELEVATION

Scale: 1:100 Project number: 25-100

Drawn By: AM Checked: JB Approved: JB

Drawing Number

# A201

Client:

Student Housing Nova Scotia  
365-5991 Spring Garden Road | Halifax, NS

Scale:

NOT FOR CONSTRUCTION

Revisions:

Rev	Description	Date
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Project:

Wolfville Student Housing  
LOT FS-2 Hillside Avenue | Wolfville, NS

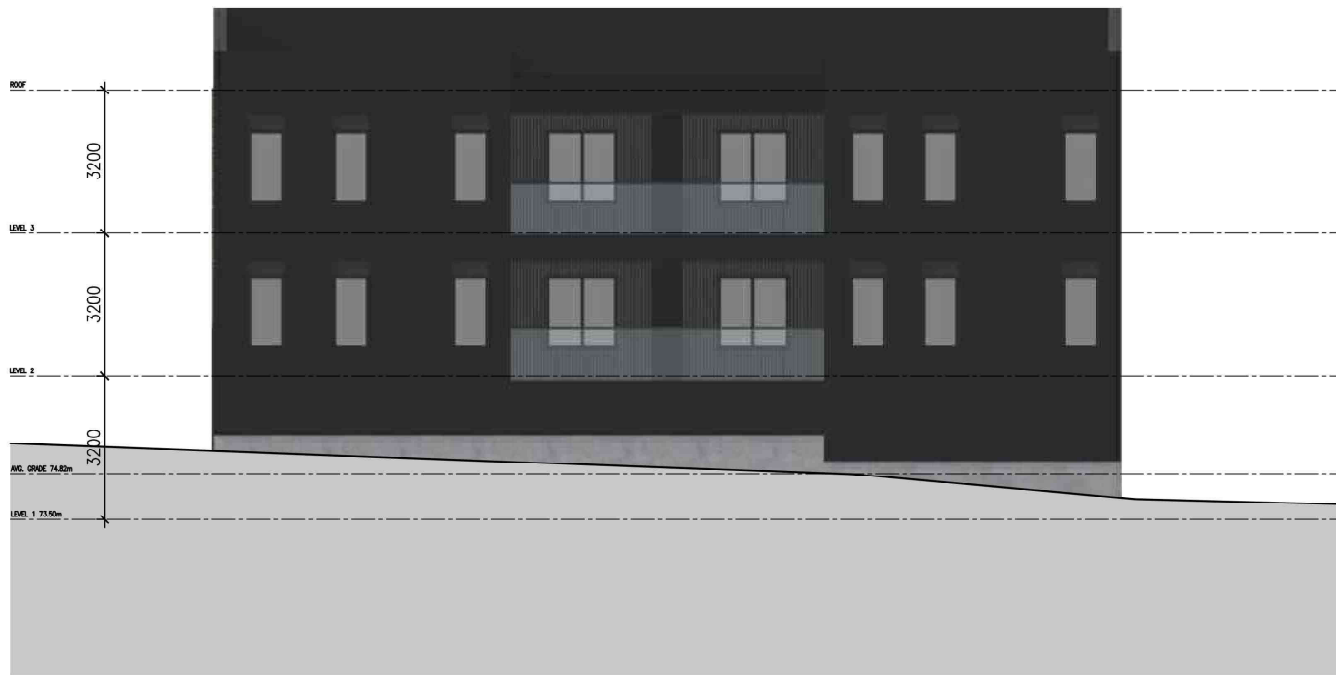
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EAST\_ELEVATION

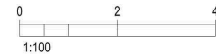
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Drawn By	Checked	Approved
AM	JB	JB

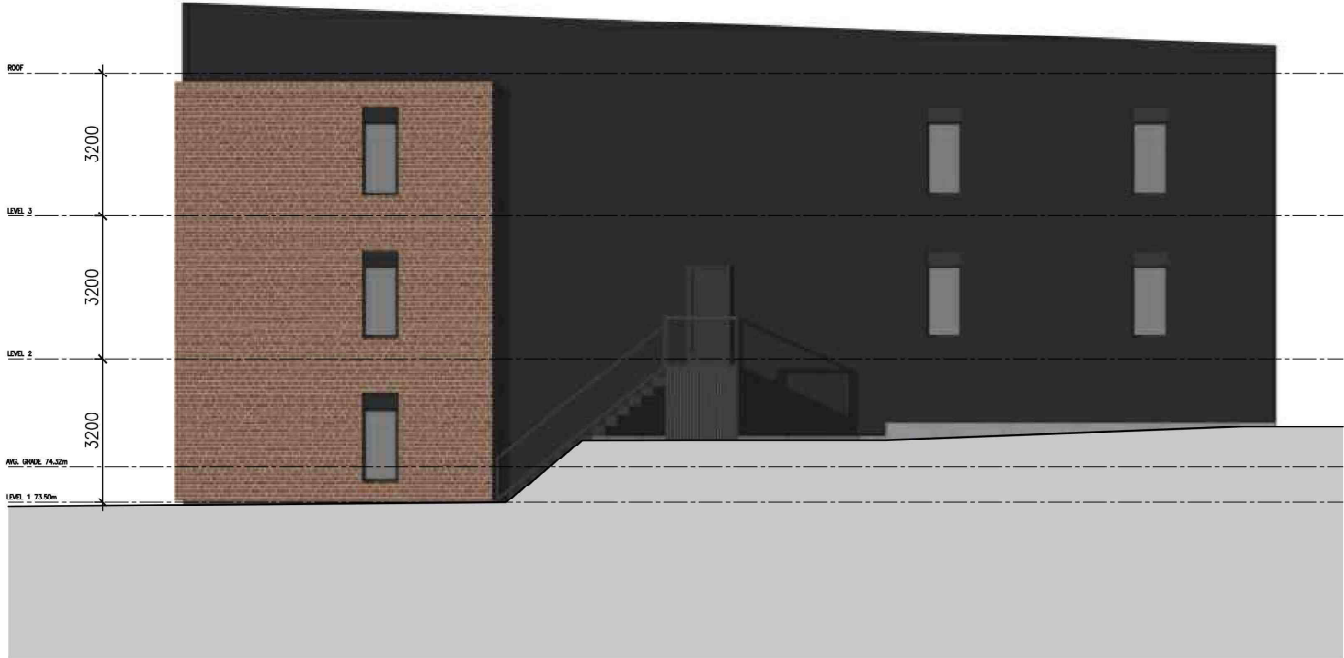
Drawing Number:



1 EAST ELEVATION  
A-202 Scale: 1:100



# A202



1 SOUTH ELEVATION  
A-203 Scale: 1:100



Client

Student Housing Nova Scotia  
365-5991 Spring Garden Road | Halifax, NS

Scale

NOT FOR CONSTRUCTION

Revisions  
Rev 1 ISSUED FOR DA 2025-12-05

Project  
Wolfville Student Housing  
LOT FS-2 Hillside Avenue | Wolfville, NS

Drawing Name  
SOUTH\_ELEVATION

Scale: 1:100 Project number: 25-100  
Drawn By: AM Checked: JB Approved: JB  
Drawing Number

# A203