The Fultz

Development Agreement Application at 143 & 153 Sackville Drive

Public Hearing, March 9th, 2026

Prepared by: Jane Rideout, Planning Manager - Sightline Planning + Approvals

our team

Sightline

JP Sun Developments
Property Owner & Developer

Sightline Planning + Approvals
Planning Consultant

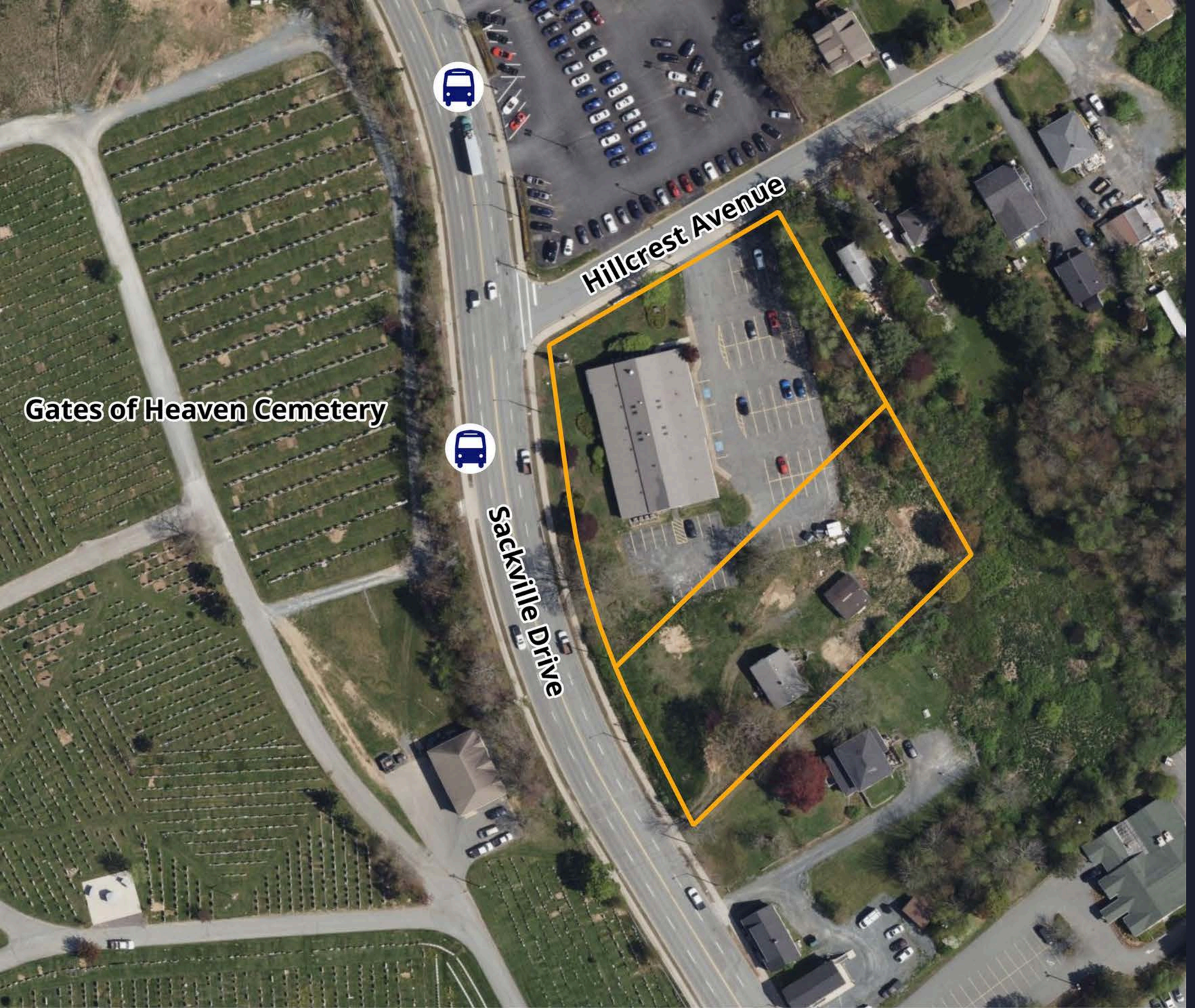
Paul Skerry Architects
Architecture

Gordon Ratcliffe
Landscape Architecture

Griffin Transportation Group
Traffic Engineering

SDMM
Civil Engineering

Gradient Wind
Wind Engineering



Subject Site:

- 143 & 153 Sackville Drive (PID: 40010050 & 41510256)
- Combined area = 2.14 acres
- Frontage on Sackville Drive & Hillcrest Avenue
- Community of Lower Sackville near the intersection with Highway 102 & Cobequid Road

Gates of Heaven Cemetery
Sackville Drive
Cars R Us
Subject Site

To Highway 102 & Cobequid Road
Subject Site
Sackville Drive
Gates of Heaven Cemetery

Proposed Development

Site Plan

- Entrances from sidewalks, underground parking, and the rear of the building.
- Bike parking at the rear.
- Towers on Sackville Drive. Stepbacks towards residential areas.
- 10' Landscape buffer next to existing building.
- Commercial Spill-out area.

Important facts

301 Residential Units

- Mix of 1-, 2-, 3-bedroom units
- 16 Barrier-free Accessible Units
- Balconies for each unit

12,009 sq. ft. of Commercial Space

- Commercial spill-out plaza area
- Pedestrian-oriented to encourage walkability

300 Parking Spaces

- Underground parking for residential units
- Surface parking at the rear for commercial uses

Thoughts from the Architect:

Our main design objective is to create an **energy efficient, accessible** and affordable development, with an appropriate **pedestrian scale** and use, while maintaining and enhancing the architectural integrity of the streets.

Thoughts from the Landscape Architect:

Due to the high visibility of this project, a deliberate attempt was made to create a **'ring of green'** around the perimeter of the site.

There are also places for customers and residents alike to sit and take time to **enjoy the landscape space.**

Wind & Shadow Studies

The project was reviewed by many specialized engineers to ensure there is no impact on the existing community.

WIND

Gradient Wind reviewed the proposed development and found that all of the walkways surrounding the site are **acceptable.** There are **no dangerous wind conditions.**

SHADOW

Paul Skerry Architects reviewed the project for its shadows on surrounding properties.

The surrounding buildings would retain sufficient sunlight and **would not be impacted** by shadows from the proposed development.

Traffic Impact

- Griffin Transportation Group completed a full traffic impact study.
- The increased traffic from the proposed development would **not warrant changes** to the intersection at Hillcrest Avenue and Sackville Drive.
- This development is designed to contribute to increased pedestrian, bike, and transit uses.

Vision Statement

"Create a pedestrian friendly, unique main street area that fosters the historic, economic, environmental and recreational interests of Sackville."

SACKVILLE DRIVE SECONDARY PLAN

The Fultz

End of the Presentation

Do You Have Any Questions?

sightlineplanning.ca

jane@sightlineplanning.ca

Sightline

PLANNING + APPROVALS