HALIFAX

Public Hearing
PLANAPP-2023-01594

Development Agreement
143 and 153 Sackville Drive, Lower Sackville

North West Community Council

March 9, 2026

Proposed Development

Applicant: Sightline Planning and Approvals

Location: 143 and 153 Sackville Drive, Lower Sackville

Proposal: 13 & 14 Storey Mixed Use Building

Type of Application: Development Agreement

Site Context

General Site location in Red

Site Boundaries in Red

Neighbourhood Context

Low Rise Commercial

Gates of Heaven Cemetery

Single Unit Residential

Low Rise Commercial

Low/Medium Density Residential

Planning Policy Overview

Regional Plan & Subdivision By-law

Community Plan

Land Use By-law (Zoning)

Guide where population growth and the investment of services like transit, piped water and sewer should occur.

Planning Policy Overview

Regional Plan & Subdivision By-law

Community Plan

Land Use By-law (Zoning)

Outlines where, how, and which types of development may occur. Some uses may only be allowed after community consultation and Council approval.

Planning Policy Overview

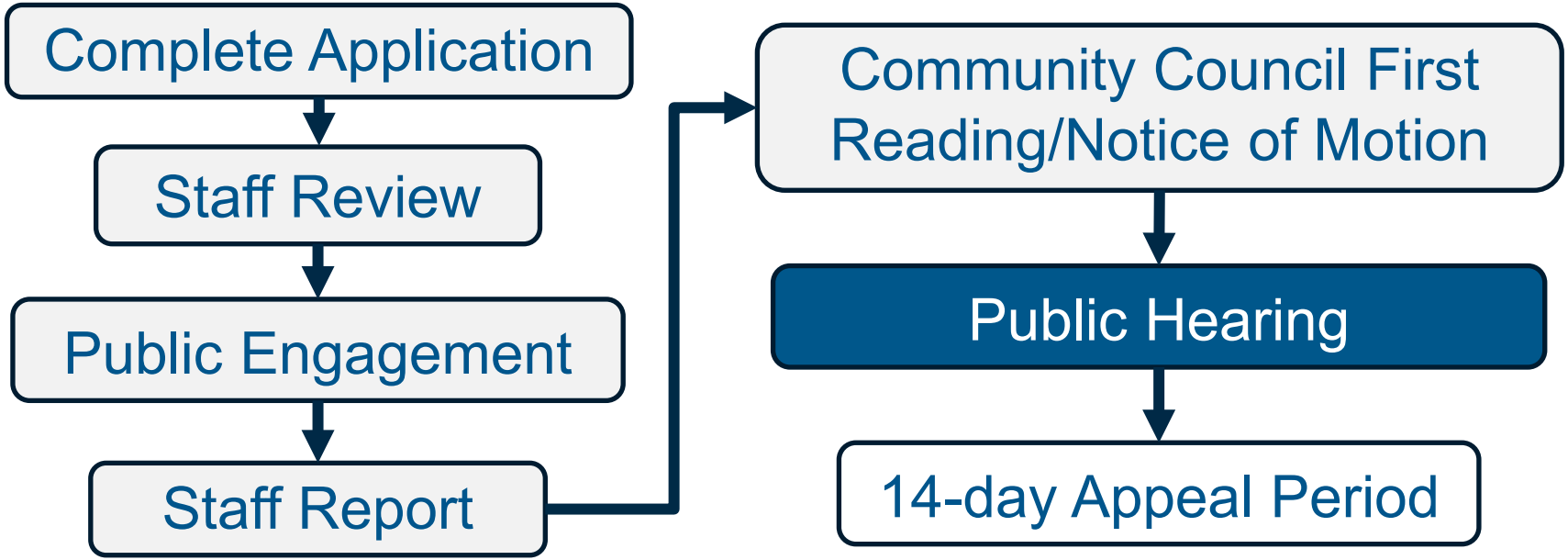
Regional Plan & Subdivision By-law

Community Plan

Land Use By-law (Zoning)

Specifies what can be approved without going to Council and seeking feedback from the public.

Development Agreement



Planning Overview

- Municipal Sewer and/or Water
- Zone: PC (Pinehill/Cobequid)
- Designation: PC (Pinehill/Cobequid)
- Existing Use: Commercial/Residential
- Enabling Policy: SS-4(a)

Policy Consideration

Enabling Policy SS-4(a):
This policy enables Council to consider proposal for buildings over 50 ft. (15.24 m) in height that are not otherwise enabled by the applied zone.

Council must consider the following in rendering their decision on a such a proposal:

- Building orientation to Sackville Drive
- Compatibility and impact on surrounding built form
- Building streetwall and stepback
- Landscaping
- Traffic and pedestrian circulation, site access

Proposal Details

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Key Aspects

- Two towers, thirteen and fourteen storeys, on a shared podium of one to three storeys;
- A potential unit yield of approximately 301 residential units,
- Commercial uses permitted within the Pinehill/Cobequid (PC) Zone,
- A minimum of 20% of the ground-floor area shall be occupied by commercial uses,
- Landscaped open space and activated streetscape,
- Vehicular access points off Hillcrest Avenue and Sackville Drive, and
- Underground parking, along with a surface parking lot located at the rear of the property.

Public Engagement Feedback

Notifications Mailed	13
Individual Calls/Emails	1
Webpage Views	1015
Survey	3

Level of engagement completed was consultation achieved through sit signage, a mail out notification, application website with information video and survey.

Public Engagement Feedback

Feedback included :

- Impact on school capacity
- Desire to have more retail/restaurant commercial space and public open space
- Concerns around building height and impacts on the surrounding neighbourhood, including traffic and infrastructure.

Elements of Development Agreement

- Allows two thirteen and fourteen storey towers on a shared podium of one to three storeys;
- Height, siting, massing, and exterior design controls of the building;
- Permitted uses under the Pinehill/Cobequid (PC) Zone of the Sackville Drive Land Use By-law;
- Required indoor and outdoor amenity space;
- Controls on site access location;
- Landscape and lighting controls;
- Requirement for Lot Grading and Erosion and Sedimentation Control Plans.

Non-Substantive Amendments

A ‘Non-Substantive Amendment’ is a change to the agreement which can be made without a formal Public Hearing. The Development Officer or Community Council could authorize this change by resolution. These include:

- Changes to the landscaping materials;
- Changes to allow the conversion of any ground floor commercial to residential units; and
- Extension to the dates of commencement and completion of development.

Staff Recommendation

The staff recommendation contained in the staff report was arrived at after a detailed analysis of all relevant policies in the Regional and local Municipal Planning Strategies.

Staff recommend:

North West Community Council approve the proposed development agreement, which shall be substantially of the same form as set out in Attachment A of the staff report.

Thank You

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