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Public Hearing
PLANAPP-2023-00943

Development Agreement: 498 Sackville Dr, Lower Sackville

North West Community Council

March 9, 2026

Proposed Development

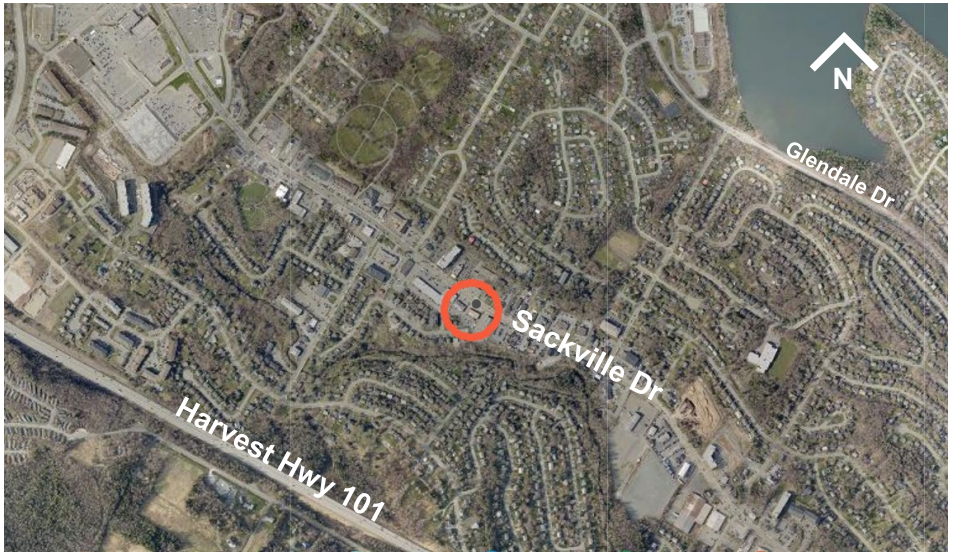
Applicant: Paul Skerry Architects Limited

Location: 498 Sackville Dr, Lower Sackville

Proposal: 7 to 8-storey mixed-use apartment building containing 70 residential units and main-level commercial

Type of Application: Development Agreement

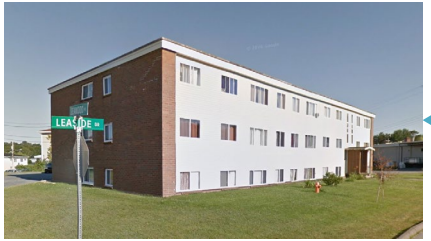
Site Context

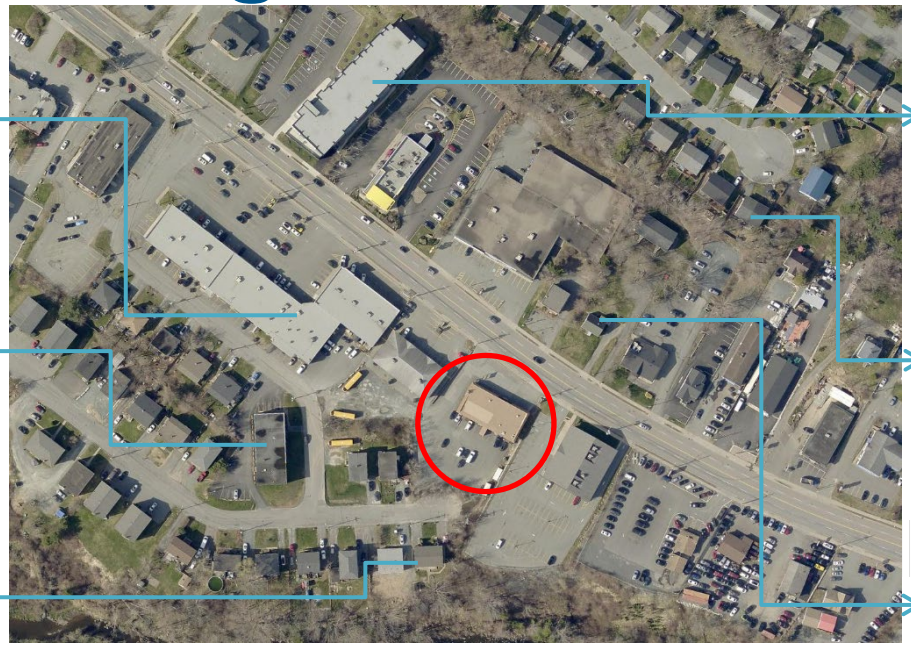


General Site location in Red

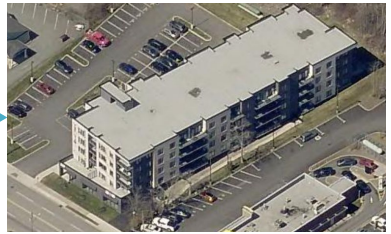
Site Boundaries in Red

Site Photos/Neighbourhood Context





Subject site in Red



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

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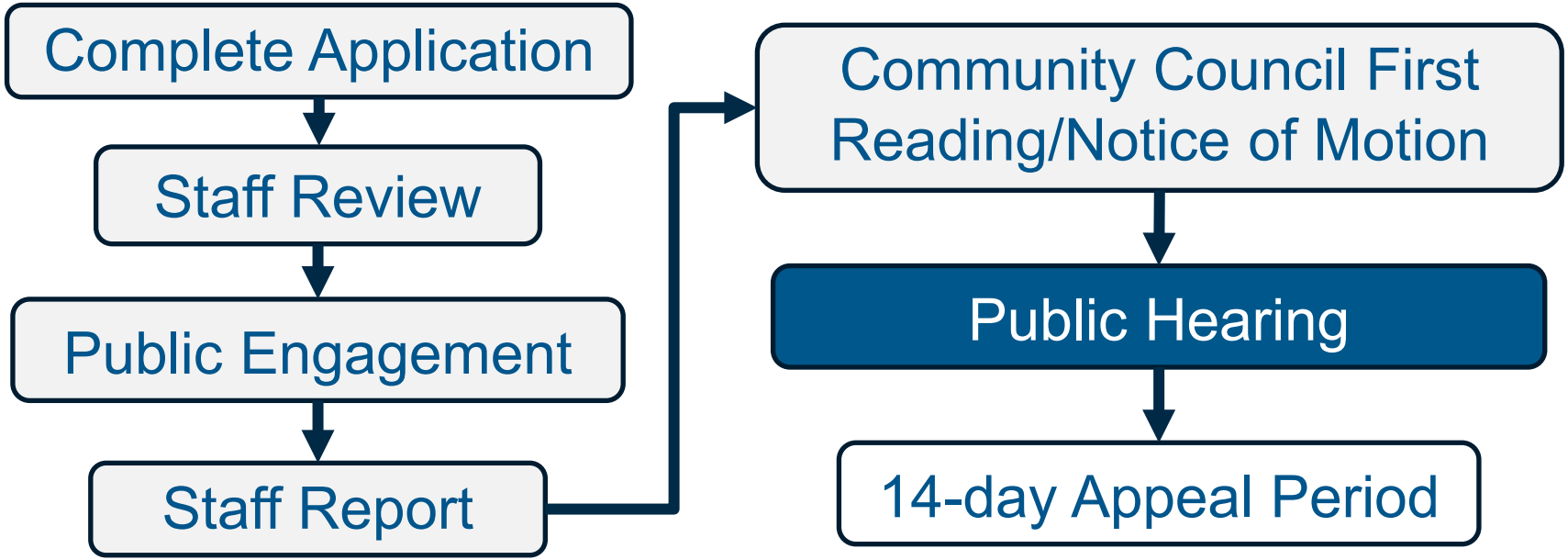
Land Use By-law (Zoning)

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

Development Agreement



Planning Overview

- Municipal Sewer and/or Water: Sewer and Water
- Zone: Pedestrian Retail (PR) zone
- Designation: Pedestrian Retail (PR) designation
- Existing Use: Two storey commercial building with parking lot
- Enabling Policy: SS-4(a) and I-5

Policy Consideration

Enabling Policy SS-4(a):
This policy enables Council to consider proposal for apartment buildings exceeding 15.24m (50ft) in height through the development agreement process.

Council must consider the following in rendering their decision on a Development Agreement:

- Building orientation to Sackville Drive
- Compatibility and visual impact
- Building streetwall and stepback
- Landscaping
- Traffic Circulation, site access and Active Transportation

Proposal Details

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Key Aspects

- Proposed building is seven storey in height from Sackville Dr and eight storeys in height from Seawood Avenue
- Approximately 70 residential units
- Ground floor commercial space facing Sackville Drive
- Two levels of below grade parking accessed from Seawood Ave
- Three dwelling units at rear of building with outdoor parking separating access from Seawood Ave cul-de-sac bulb
- Indoor and outdoor amenity space, including space on building rooftop
- Building features aluminum glazing and brick masonry

Public Engagement Feedback

Notifications Mailed	147
Individual Calls/Emails	002
Webpage Views	626
Open House	012

Level of engagement completed was consultation achieved through a mail out notification and a public open house (November 20, 2024).

Public Engagement Feedback

Feedback included :

- Property currently being used as a pedestrian shortcut from Seawood Ave to Sackville Dr
- Support for commercial space facing Sackville Dr
- Support for unit mix
- Support for green roof and wish to see more landscaped areas
- Concerns regarding stormwater retention, and support for installation of an oil/grit separation
- Concerns regarding lack of parkland for children

Elements of Development Agreement

- Controls on permitted uses, building siting, and building form
- Location and dimensions of amenity spaces
- Architectural treatment requirements
- Controls on access locations and parking lot standards
- Controls on outdoor lighting, landscaping, and maintenance requirements
- Signage requirements
- Permitted hours of operation
- 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 landscaping measures,
- Changes to architectural detailing,
- Conversion of ground floor from commercial space to residential units
- Time extensions for 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.

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Thank You

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March 9, 2026