

The logo consists of three interlocking, stylized 'C' shapes. The top-left shape is brown, the top-right is blue, and the bottom is orange with a green segment on its right side.

Sightline

The background is a scenic photograph of a waterfront. In the foreground, a body of water reflects the sky. A rocky shoreline separates the water from a grassy area. In the middle ground, a multi-story modern apartment building with white and dark grey facades and balconies stands out. Behind it, there are more trees and some industrial structures, including what appears to be a train yard with several freight cars.

**UNLOCKING
OPPORTUNITIES**

PLAN. DESIGN. SUCCED.

About Us

Cutting red tape since 2004

Since 2004, Sightline has provided urban planning and real estate consulting to clients of all sizes in Nova Scotia. For more than twenty years, we've helped property owners, developers, builders, not-for-profits, REITs, and Indigenous groups navigate development approvals, land-use policy, red tape, and all types of land development challenges. Through our holistic and collaborative approach, we leverage our relationships with the community and municipal government, and give our clients realistic advice on how to best use their properties.

Based in Halifax, Nova Scotia, we are a boutique firm that understands municipal planning and approvals from the inside.

In 2026, we expanded to offer Architecture design, led by one of Halifax's most prominent architects, and real estate trading services, including buying and selling commercial real estate with RE/MAX Nova.

The move reflects what our clients have told us for years: they want fewer handoffs, faster processes and a streamlined approach. Sightline is one trusted team from first idea to a finished project. By pairing our planning expertise with Architectural design and Real estate services, we can assess a site's potential, guide it through approvals, design it, and help you buy or sell it with a single point of contact.





Expertise in Municipal Planning Approvals Urban Design & Architecture



Sightline is your strategic partner that helps your unlock the full potential of your real estate assets by navigating the complex intersection of policy, urban planning, architecture, land development and the real estate market. At our core, we transform uncertainty into clarity, guiding projects from early-stage all the way to approvals. Our industry-leading **99.3% approval rate** on planning applications highlights our proven track record of working with clients to deliver successful outcomes.

The process begins with understanding what is possible. Our experienced **Planning + Approvals Team** conducts in-depth feasibility studies, evaluating what is permitted as-of-right and its highest and best uses taking in account the reality of each property. This includes in-depth policy analysis, market context, yield potential, GIS and terrain analysis, and risk assessment, giving clients a clear picture of both constraints and opportunities before significant capital is deployed.

Our firm designs tailored municipal approval strategies to garner the support of municipal planning and development staff, political leadership, and the community. Sightline's success for our clients is based on a deep understanding of municipal planning, subdivision, and development regulations, knowledge of political processes, and key relationships we have built over three decades.

McIntosh Estates | Sightline managed the entire development agreement, from conception to approval, the subdivision construction project management, to red-stamp municipal approval of Spryfield's largest subdivision. McIntosh Estates offered 350 semi-detached PAD ready lots for builders.

From there, our integrated planning and architecture departments can help translate development potential into viable concepts. Our **Architectural + Design Team** works alongside our planners to develop site concepts, massings, building designs, and architectural plans that respond to municipal policy, and the client's vision, creating a seamless transition from feasibility and approvals into design and construction.

To round off our end-to-end services, our commercial realty experience further connects the pre-construction pipeline to the market. Through our in-house commercial real estate team **Rabahi Riles Sightline Realty RE/MAX Nova**, clients gain access to a vast network of builders, developers, and investors. Whether acquiring land, positioning a property for sale, or bringing a development proposal to market, our team can help clients identify opportunities, structure transactions, and connect with the right market participants at an exit that works best for you.

The Sightline difference is our ability to manage client projects and planning applications from end-to-end while coordinating planning, architecture, and real estate to prepare technically sound submissions and strategies that can achieve political and community support.

sightlineteam.ca

An architectural rendering of a modern, multi-story residential and commercial building at dusk. The building features a mix of light blue and dark grey exterior panels, with numerous balconies and large windows. The interior lights are on, and the balconies have glass railings. The building is set against a twilight sky with some trees visible in the foreground and background.

The Fultz | Sightline managed the entire development agreement process of this proposed building in Sackville, Nova Scotia, which was approved by Council in 2026. This development is one 13 and 14 storey tower, with 301 residential units and 12,000 sqft of commercial space.

Services



The Press Block | Brent Robertson, NSAA our lead architect + partner worked on several distinguished buildings throughout HRM, including The Press Block, an award winning heritage upgrade on Barrington Street, Halifax.



Bakery Place | Sightline successfully managed a landmark 5 storey 47 unit multiple residential dwelling at 893 Sackville Drive, Nova Scotia.

Planning Letters and Reports

We offer a variety of planning reports, that include different levels of policy and site analysis for highest and best use of a subject property.

Planning Applications and Permits

We manage planning applications such as development agreements, rezonings, municipal planning strategy amendments, variance applications, restrictive covenant removals, development permits for ground level housing, preliminary concept plans and preliminary subdivision plans.

Community Engagement

We gauge community support for proposed projects, organize and host public participation and community engagement events, and create stakeholder action plans.

Architecture

Integrated architectural design services that translate development potential into viable, distinguished building concepts and plans.

Project Management

We manage land development construction to PAD ready.

Real Estate Services

Sightline has a residential and commercial real estate team with RE/MAX Nova, which allows us to trade real estate for our clients, using our full network of developers, builders and investors.



FEATURED CLIENTS

Acadia First Nation

Adam Barrett

Alan Havill (Target One Realty)

Ariana Developments

Armco Capital

Atlantic Developments

CAPREIT

CanEuro

Clayton Developments

Colley Family

Colliers Project Leaders

Collins Homes

Commissionaires Nova Scotia

Cresco

David Wex (Urban Capital)

DDI Canada Investments

Denis Dommer

Dunbar Investments

Egyptian Coptic Church

FH Developments

Gus Ghosn

Habitat for Humanity NS

Halifax Port Authority

Indian Brook First Nation

Inn on the Lake

JP Sun Developments

Mike Jones (Jones Co. Builders)

Midtown Properties

Killam Apartment REIT

Larry Gibson (Perry Lake Developments)

Lynne Fenerty (Fenerty Developments)

Marc Almon

Marcus Ranjbar

Mi'kmaq Dawn Works

Milestone Properties

Monte Snow & Patrick Wilson

Norm Dube (Onyx Developments)

Nick Stappas (Pathos Properties)

Nova Trucking

NovaCare

Nova Scotia Power

Olympus Properties

Peter Giannoulis

RCS Construction

Rom Developments

Roman Catholic Church

Rysco Properties

Spryfield Social Enterprise and Affordable Housing (SSEAHS)

St. Matthew's Church

Steele Auto Group

Stonewater Homes

The Bagogloo Team

Tony Ghosn

Tzur Cohen

United Gulf Developments

United Pentecostal Church

Vanguard Developments

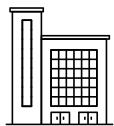
Vassili Tsimiklis

Wilson Fuels

Yash Patel (Yash Developers)

Yao Chen

Yiwen Zhao Walsh (New Vision)



**70% of
projects
achieved
higher density
than planned**



**+1,600
projects
completed**



**99.3%
approval
rate on
planning
applications**



TESTIMONIALS



*Sightline managed the HRM development permit process for the **Acadia First Nations Gas Bar** in Upper Hammonds Plains.*

“Sightline’s extensive knowledge of the land development process, ability to see the big picture, excellent public relations and negotiating skills, helped us reach our goals. I trust they can resolve any conflict that may arise in any project.”

Hossein Mousavi | Principal, Cresco

“Sightline was not only successful with our planning application, they remained in touch and added additional direction and value throughout the process, right through to the actual permitting stage. Sightline has proven that they are in a class of their own given their decades of experience, key stakeholder relationships, passion for solving problems, and proactive client communication. I especially appreciate how Sightline makes themselves available anytime to their clients to field questions and offer insight on any real estate related questions. I look forward to working together again in the near future.”

Mark Bergman | President, Milestone Properties

“Sightline’s knowledge of the land development process from initial concept through to development completion, as well as their ability to achieve desired results, makes them an extremely valuable asset to any organization.”

Navid Saberi | President, United Gulf Developments

“Sightline has been a trusted partner on major projects. From the initial planning stages to final construction, they have demonstrated exceptional knowledge, expertise and professionalism. They have the ability and experience to navigate complex regulation and approvals. The Sightline team remains engaged for the duration of the project and provides assistance with any challenges that may arise. They show care for your project success and all the stakeholders involved.”

David Wood | CFO of Dexter, The Municipal Group of Companies

“Few of the many talented and successful people I have done business with over the past decade in the real estate, development and consulting industry have the combination of knowledge, skill, experience and high integrity that Sightline possesses. Their depth of knowledge in the real estate development is unmatched in this region. Sightline’s ability to skilfully negotiate difficult deals under very trying circumstances is a testament to their skill. Perhaps the most impressive of Sightline’s many attributes though is their sterling integrity.”

Dave McCulloch | Multi-Unit Client Solutions Specialist, CMHC



"We have had the privilege of working with Sightline for over 15 years on numerous planning and approval projects. Their professionalism and expertise have consistently exceeded our expectations. Throughout our long-standing partnership, Sightline has demonstrated an exceptional understanding of local regulations and the complexities of the approval process, providing clear and actionable guidance at every stage. Their ability to communicate complex requirements in an easily understandable way, along with their tailored solutions, has helped streamline our projects, saving time and reducing risk. With a proactive approach and unwavering commitment to securing the best outcomes, Sightline has ensured that every project moves forward smoothly and efficiently, always meeting our approval needs in a timely manner."

**Bassem Iskander | Managing Partner,
Vanguard Developments**



The George | Completed in 2022, this iconic building on Robie Street near the Halifax Commons. Brent Robertson, NSAA oversaw both design and construction, including permit application while at Dixel Architecture.

"The Sightline team has superior communication skills and are experts in interacting and presenting to councils, advisory groups and the public to build support for a development concept. They are very good at managing a team of consultants and their comprehensive knowledge of land beyond the approval process makes them well qualified to evaluate opportunities and determine a property's highest and best use."

**David Graham | President, Atlantic
Developments**

"Sightline has been nothing short of FANTASTIC in support to pursue our dream of providing affordable housing in our community of Rockingham with our redevelopment known as 'Rockingham Station'! Even though the process took longer than expected, Sightline honored their flat rate fee and went the extra mile every time a new obstacle was presented. Sightline never wavered and worked tirelessly to get the Regional Council unanimous approval passed through a Site-Specific Planning Amendment to the MPS. The Rockingham Station final approval saw an approval above the as-of-right maximums with an increase in height from 5 to 8 stories and an increase in density from 31 apartment units to total of 55. Sightline is known in the industry as a "closer" and follows through to close the deal! This is a rare quality that sets them apart from the competitors. Their commitment to their clients and the communities they represent is commendable! To the Sightline Team, a sincere thank you!"

Nick Stappas | President, Pathos Properties





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MEET THE TEAM

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