



SKYE HALIFAX

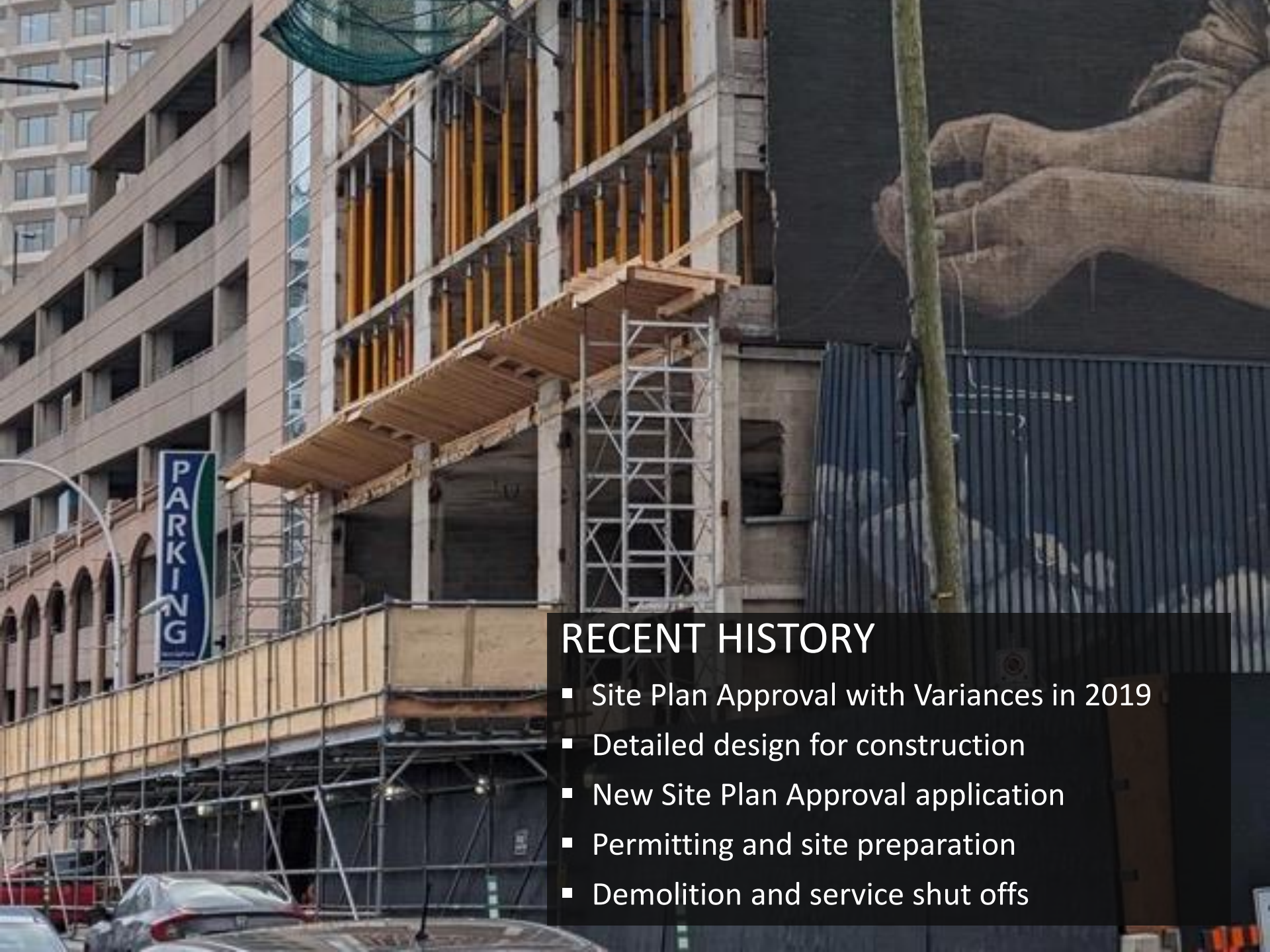
Re: Item No. 4

APPEAL | 2024.02.13

OPPORTUNITY

- Develop downtown surface parking lots
- Add residential, hotel, and commercial space to Canada's fastest growing Downtown
- Take advantage of public investments in infrastructure by adding density where a high level of service is available





RECENT HISTORY

- Site Plan Approval with Variances in 2019
- Detailed design for construction
- New Site Plan Approval application
- Permitting and site preparation
- Demolition and service shut offs



PROPOSAL

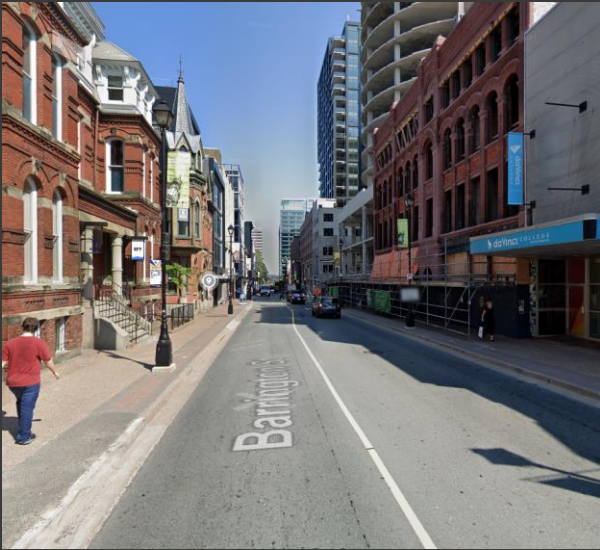
- 349 units
- 55% two- and three-bedroom
- 69 hotel units
- 2,532 m² retail
- 389 parking spaces
- 188 bicycle spaces

APPEAL

Staff and the Design Review Committee have taken the position that the qualitative elements of the design relating to **streetwall continuity** and relating to the **roof massing and profile** are inconsistent with the Design Manual.

Further, the Design Review Committee has taken the position that the requested variances for **streetwall width**, **upper storey streetwall stepback**, and **maximum tower width** do not meet the requirements set out for variances in the Design Manual.

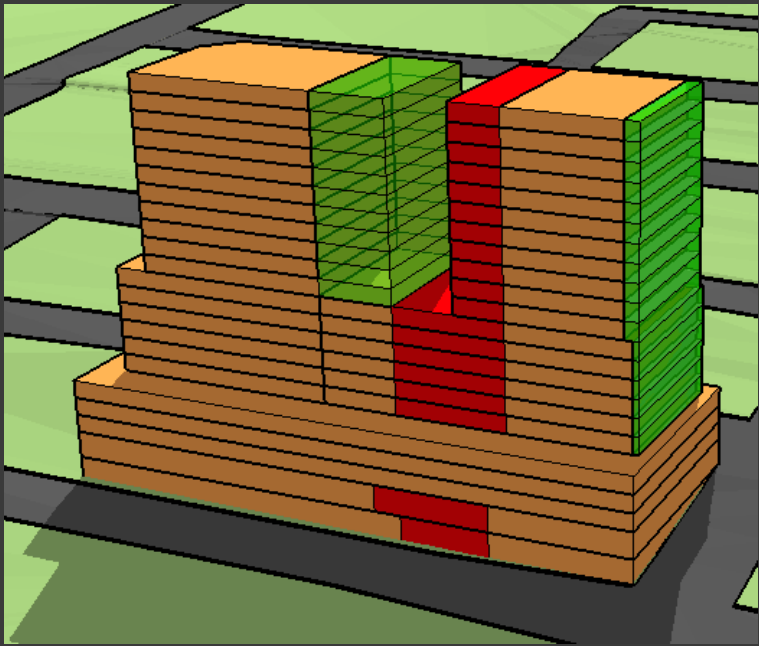
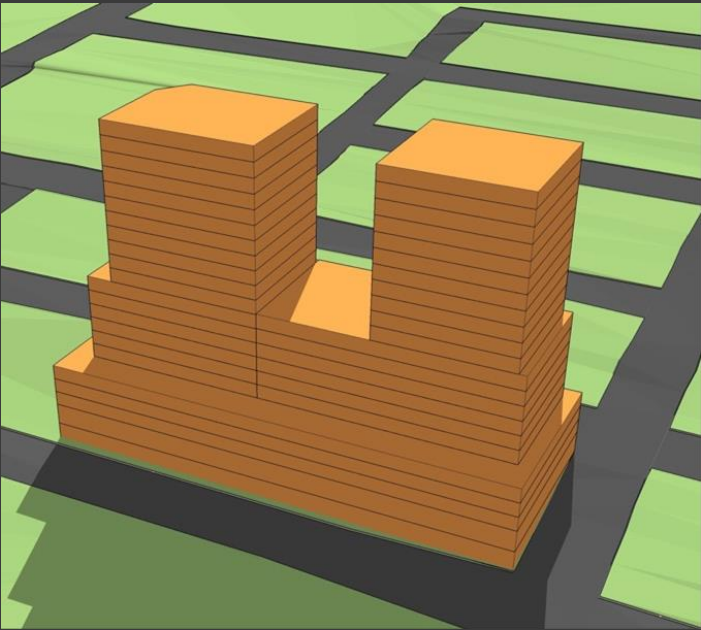
streetwall continuity



roof massing and profile



streetwall width
upper storey streetwall stepback
maximum tower width



PRACTICALITY

While we believe Council should overturn the Design Review Committee's decision on the standalone merits of the 2023 proposal in relation to compliance with the Design Manual, we also believe there is a clear practical reason ...

All variances have been previously approved in 2019, and the 2023 design improves many of the approved variances;

	2019 Approved Design	2023 Proposed Design	Net Improvement
South Tower Width	56.23 metres	54.13 metres	2.10 metres
Tower Separation	15.00 metres	18.90 metres	3.90 metres
Maximum Streetwall Height Variance	Up to 4.82 metres	Up to 4.46 metres	0.36 metres
Minimum Streetwall Height Variance	5.58 metres	Not needed	5.58 metres

SUMMARY

The updates proposed in the 2023 design for SKYE improve the architectural expression of the building while enabling crucial changes to adequately accommodate functional aspects of the building.

This building will continue the trend of turning our Downtown into the most vibrant, active, and desirable Downtown in the Nation.



THANK YOU