

Re: Item No. 4.2

**Case 20761**  
**Site Specific MPS Amendment**

Robie Street, College Street and Carlton  
Street, Halifax

Spring Garden Rd.

Carlton St.

Robie St.

College St.





**Pedestrian  
Oriented**

**Transition**

**Human  
Scale**

**KEY PLANNING  
PRINCIPALS**

**Context  
Sensitive**

**Building  
Design**

# Proposed MPS Policy - Built Form Criteria

**Floor Area Ratio: 8.0**

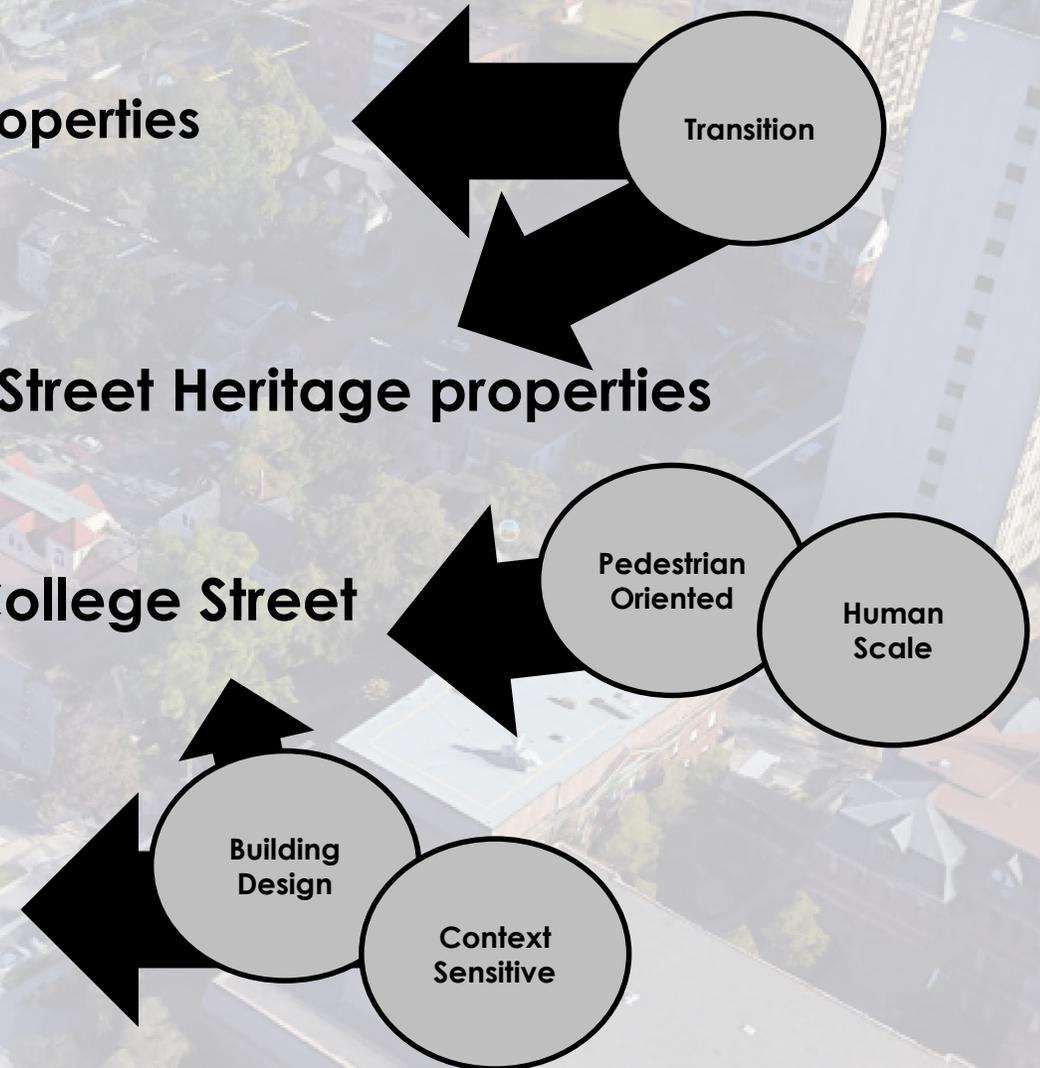
**Setbacks: 6 metres from Carlton Street Heritage Properties  
1.5 metres from any streetline**

**Stepbacks: 4.5m above streetwall  
6.5m above podium facing Carlton Street Heritage properties  
11.5m from northern property line**

**Streetwall: 4 storey on Robie and a portion of College Street  
3 storey on College Street**

**Tower Floor Area: Maximum of 750 square metres**

**Tower Separation: Minimum 23 metres**



# *Proposed MPS Policy - Heritage Preservation*



# Most Recent Building Design

*What Has To  
Change?*



# Streetwalls



Max 18.5m

4 storeys

3 storeys

# Transition to Carlton Street Heritage Streetscape



Min. 6.5m stepback above podium  
(Min. 11.5m from property line)

Min. 6m podium  
setback

# Size and Location of High-rise Portions

Min. 11.5m from north property line

Max 750 sq. m Floorplate

Min. 23m separation

Min. 11.5m from east property line

Min. 4.5m streetwall stepback

Min. 4.5m streetwall stepback



An aerial photograph of a city with various buildings, including high-rises and residential structures, surrounded by greenery. A semi-transparent white text box is overlaid on the center of the image.

# Summary

- **MPS Policy is what Council is considering today.**
- **Aligns with Council directed 5 Planning Principals.**
- **Generally aligns with CentrePlan Built Form regulations.**
- **Preserves and Reinstates significant Heritage Assets.**
- **Development Agreement Process required to apply more specific design details to the project.**



Thank you