

Planning Committee  
Report 13  
October 9, 2019

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Comité de l'urbanisme  
Rapport 13  
le 9 octobre 2019

Extract of Draft Minutes 13  
Planning Committee  
September 26, 2019

Extrait de l'ébauche  
du procès-verbal 13  
Comité de l'urbanisme  
le 26 septembre 2019

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Zoning By-Law Amendment – 412 Sparks Street

ACS2019-PIE-PS-0098

Somerset (14)

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### Report recommendations

1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 412 Sparks Street to permit an 18-storey retirement home, as detailed in Document 2.
2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* 'Explanation Requirements' at the City Council Meeting of October 9, 2019," subject to submissions received between the publication of this report and the time of Council's decision.

Carl Furney, Fotenn Consultants Inc., Wendy Brawley, Hobin Architecture, and Austin Shih, Parsons Corporation, representing the applicant, were present in support and to answer questions if needed.

### Motion N°. PLC 2019 13/2

Moved by Councillor T. Tierney

**WHEREAS Report ACS2019-PIE-PS-0098, Zoning By-law Amendment – 412 Sparks Street seeks to rezone the subject lands, including an increase in the maximum permitted height limit; and**

**WHEREAS Section 64, Permitted Projections above the height limit, does not**

permit projections above the height limit for properties subject to Schedules 11 to 88; and

WHEREAS 412 Sparks Street is identified in Schedule 11; and

WHEREAS review of the proposed development, including the height of the mechanical penthouse, has determined no adverse impacts on view protection and the foreground and background views of Parliament;

THEREFORE BE IT RESOLVED that in order to permit projections above the height limit in accordance with Section 64 of the Zoning By-law, that 412 Sparks Street be removed from Schedule 11; and

BE IT FURTHER RESOLVED that pursuant to the *Planning Act*, subsection 34(17) no further notice be given.

CARRIED

Planning Committee CARRIED the report recommendations, as amended by Motion 13/2.