



City of
Ville d' **Ottawa**

September 21, 1998

ACS1998-1301-121

PD1A4272

(File: OZA4100/036-A and OZP1998/004)

Department of Urban Planning and Public
Works

Ward/Quartier

OT5 - Bruyère-Strathcona

- Planning and Economic Development Action
Committee / Comité de l'urbanisme et de
l'expansion économique
- City Council / Conseil municipal

TECHNICAL AMENDMENT TO ZONING BY-LAW NUMBER Z-2K
MODIFICATION DE FORME A L'ARRÊTÉ MUNICIPAL Z-2K

Recommendation

That an application to amend Zoning By-law Number Z-2K, from HR-1 to R5-x[182], to permit a diplomatic mission-chancery/diplomatic mission mixed use at 167-173 Bolton Street, be **APPROVED**, as detailed in Document 3.

September 21, 1998 (2:53p)

Edward Robinson
Commissioner of Urban Planning and Public
Works

PB:pb


Contact: Paul Blanchett - 244-5300 ext. 1-3320

September 21, 1998 (4:56p)

Approved by
John S. Burke
Chief Administrative Officer

Financial Comment

N/A.


September 21, 1998 (2:41p)

for Mona Monkman
City Treasurer

BH:cds

Executive Report

Reasons Behind Recommendation

A technical amendment to Zoning By-law Number Z-2K is required for this property due to the receipt of a number of appeals to the new Zoning By-law, 1998, resulting now in the delay of that By-law's final adoption. This Department recently sent a zoning report (ACS1998/1301-104) to City Council amending the zoning of this site under the new Zoning By-law, 1998 in order to extend the embassy zoning. The purpose of this report is to harmonize the changes approved by Council on the new Zoning By-law, 1998 with Zoning By-law Number Z-2K. Should the applicant submit development plans prior to the adoption of Zoning By-law, 1998, the most restrictive zoning would apply. In the case of this site, as the lands are zoned heritage residential under Zoning By-law Number Z-2K, the most restrictive zoning would be Zoning By-law Number Z-2K. A diplomatic mission chancery/mixed use would not be permitted in the current heritage residential zone. Thus an amendment to Zoning By-law Number Z-2K is required. The proposed technical amendment, as contained within this submission, would be consistent with Zoning By-law, 1998, and would accommodate the applicant's proposal to extend the embassy lands.

Economic Impact Statement

This statement is contained in the zoning report reference ACS1998/1301-101.

Environmental Impact

An MEEP checklist was completed and no potential impacts were identified.

Consultation

Details of consultation are contained in zoning report ASC1998/1301-104. This report is on file with the City Clerk. Notice of this report was provided in local newspapers.

Disposition

Department of Corporate Services, Statutory Services Branch to notify the applicant/agent (Larry Gaines Architect, RR#1, Carleton Place, Ontario. N0A 1CO), the owner (The Republic of Korea, 150 Boteler Street, Ottawa, Ontario. K1N 5A6) and The Regional Municipality of Ottawa-Carleton, Development Approvals Division, of City Council's decision.

Office of the City Solicitor to forward the implementing by-law to City Council.

Department of Urban Planning and Public Works to write and circulate the implementing zoning by-law.

List of Supporting Documentation

Document 1	Summary of Application
Document 2	Explanatory Note to Proposed By-law
Document 3	Details of Proposed Zoning
Document 4	Revised Schedule 207
Document 5	Location Map

Part II - Supporting Documentation

Summary of Application

Document 1

An application has been received by The Republic of Korea to extend the zoning which allows the embassy to lands which were acquired by the embassy. The dwelling at 167-169 Bolton has received demolition approval by the City and will be landscaped by the embassy. The restored building at 171-173 Bolton Street will be used occasionally by the embassy as a cultural centre and other related accessory activities to the embassy. A Site Plan Control application is being considered concurrently with this application with the intent to integrate the two subject parcels with the larger contiguous property where the existing Korean Embassy building is located to the north and east. This proposed amendment will bring all the Korean Embassy lands under the same zone designation and Site Plan approval.

EXPLANATORY NOTE TO THE PROPOSED BY-LAW NUMBER

Document 2

By-law Number..... amends Zoning By-law Number Z-2K, the City's Comprehensive Zoning By-law. The amendment affects the property located on the north side of Bolton Street between Dalhousie and Cumberland Street. The property is shown as the shaded area on the attached location map.

CURRENT ZONING

The current zoning of the property is HR-1 which permits a wide range of residential uses. A diplomatic mission/chancery and a diplomatic mission-mixed use, which would be embassy uses, are not currently permitted in this zone.

PROPOSED ZONING

The proposed R5-x[182] designation would permit a diplomatic mission-chancery and a diplomatic mission-mixed use along with uses accessory to the embassy on the subject property. This would essentially enlarge the land area currently utilized by the embassy to incorporate the subject residential properties which were part of the original parcel purchased by the Republic of Korea. The associated setback schedule would be revised to show the enlarged land parcel.

For further information on this amendment contact Paul Blanchett at 244-5300 ext. 1-3320.

DETAILS OF PROPOSED ZONING

Document 3

Schedule Number 207 to Zoning By-law Number Z-2K will be modified to incorporate the properties at 167-169 and 171-173 Bolton Street as shown in Document 4 to this report.

Diagram showing a property layout with dimensions and street names:

- Streets:** BOTELER STREET, BOLTON STREET
- Dimensions:**
 - Top boundary: 60.82m
 - Left boundary: 60.71m
 - Right boundary: 60.73m
 - Bottom boundary: 60.51m
 - Internal horizontal dimensions: 7.6m, 27.72m, 30m, 7.6m, 7.6m
 - Internal vertical dimensions: 7.6m, 9.36m, 7.6m
 - Small rectangular area: 7.6m x 9.36m
- Label:** No. 171-173

THIS SCHEDULE 207 TO BY-LAW NUMBER Z-2K AS AMENDED.
 ANNEKE 207 A L'ARRETE MUNICIPAL NO. Z-2K DANS SA FORME MODIFIEE.
 THIS IS ATTACHMENT _____ TO BY-LAW NUMBER _____ PASSED THE _____
 ANNEKE _____ A L'ARRETE MUNICIPAL NO. _____ PRIS LE _____

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