

Bank Street in the Glebe Height and Character Study

Document 5 – Consultation Details

The Bank Street in the Glebe Height and Character Study included three public open house events. The first took place on February 21, 2019 at Glebe Community Centre and focused on introducing the study and gathering input from residents about their concerns and aspirations for the study area. The second event took place on June 20, 2019 and focused on preliminary recommendations and policy directions. The third event was held virtually on October 28, 2020 and introduced the draft recommendations. At each open house event, concerns were primarily related to maximum building heights and heritage conservation. Staff took this input into consideration and worked closely with stakeholders to arrive at recommended policies for maximum building heights and heritage conservation.

Before each public open house event, City staff met with a Stakeholder Working Group that included Councillor Menard and his staff, representatives from the Glebe Community Association, Glebe Business Improvement Association, Greater Ottawa Home Builders Association, and the Federation of Citizens Associations. Stakeholder Working Group meetings were opportunities to vet draft policies and ideas and receive early input before public meetings.

Other informal consultation included individual discussions with residents, landowners and/or planning consultants working on behalf of landowners. These discussions revolved primarily around maximum building heights and development permissions and included negotiations for securing a future pathway connection and public parkette at the north end of the study area.

The 28-day technical circulation of the draft Official Plan Amendment (Secondary Plan) and Zoning By-law Amendment (Zoning Details) took place between September 17 – October 16, 2021. Staff received a total of 15 email responses – only two of which included objections, both of which were requests to reduce the recommended maximum building heights. Following this circulation, maximum building heights remained unchanged with the exception of a technical correction for properties along Isabella St that changed the low end of the range from 16 to 17 storeys. This resulted from new information received that showed 17 storeys could still fit within the angular plan that establishes maximum building heights, as a result of a lower grade on Isabella Street compared to Pretoria Avenue. The technical circulation also generated internal feedback that resulted in minor language revisions around heritage conservation policies.