

From: [Kirsten McCauley](#)
To: [Aimee Alderman](#)
Subject: FW: White Oaks proposal
Date: Monday, October 30, 2023 4:45:11 PM

-----Original Message-----

From: Chris Esposito <[REDACTED]>
Sent: Sunday, October 29, 2023 6:48 PM
To: Kirsten McCauley <kirsten.mccauley@notl.com>
Subject: White Oaks proposal

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Hello,

I am forwarding my letter to Lord Mayor Zalepa. In his response to me, he suggested I send it to you as Director of the project. The letter is below.

I am writing you as a concerned citizen of Niagara on the Green in regards to the outrageous White Oaks housing development. I just finished reading Mike MacDonald's article in this week's Local which I have attached below. It was a well written article which truly captures the feelings of those of us who live in the Glendale area.

Besides the concerns in the article, my major concern is the traffic. The Taylor and Glendale intersection is a very precarious area. I have personally witnessed an accident and have seen numerous near misses. I often walk in our area and avoid that intersection because it scares me. There is a lot of pedestrian traffic particularly when school is in session. I can't see how the current road infrastructure can handle the additional housing being proposed.

Can you please ensure that the Glendale residents are given an opportunity to have a respectful meeting as has happened in the past with the Glendale development and the diverging diamond. We know that housing development needs to happen which is not the concern but rather the magnitude of housing on such a small piece of property and the manner in which we feel we are being treated in regards to our concerns. We need the opportunity to feel we are being heard in a respectful manner.

This current housing proposal feels like a cash grab by the developers to cash in on government money. In the past, I believe the development proposal for that land was for an additional hotel tower, not coming anywhere near the same footprint being proposed currently which seems to be driven by the government financial incentive for housing development.

As Lord Mayor, I ask that you use your position to help ensure the development is not passed in its current proposed state.

I appreciate that you are busy, and thank you for the time you have taken to listen to my concerns.

Christina Esposito
[REDACTED]
[REDACTED]

**Re: Files OPA-07-2023 & ZBA-16-2023
253 Taylor Road, Niagara-on-the-Lake**

Tues Oct 3, 2023, 6pm Public Meeting

Background:

Applications have been received for an Official Plan Amendment and Zoning By-law Amendment on the subject lands (see location map). The applications propose two new apartment buildings (17 storeys and 21 storeys) containing 390 residential units and two new mixed-use buildings (18 storeys and 25 storeys) containing 420 residential units and 1,515 square metres of ground floor commercial/retail space. There are 1016 parking spaces proposed in a parking garage and in an underground structure. The existing hotel and related uses are to remain.

The Official Plan Amendment proposes to redesignate the subject lands from “Village Commercial” to site-specific “Mixed Use - High Rise/Density” to permit the proposed uses, a maximum building height of 25 storeys and associated residential net densities.

The Zoning By-law Amendment requests to rezone the subject lands from “Glendale Community Zoning District - Village Commercial (VC-10) Site-Specific Zone” to a proposed “Glendale Community Zoning District - Mixed Use - High Rise/Density (MXH) Zone” with site-specific provisions for permitted uses, building height, building setbacks and parking requirements.

** *

LETTER:

I am writing to request you to please REJECT the Official Plan amendment proposal and the Zoning By-law Amendment proposal to rezone the White Oaks site for development, and to REJECT the proposal for development of 4 tall towers on the White Oaks site (proposed 17 – 25 storeys each).

Please respect and maintain the current height restriction of 19m height based on airport regulations.

As many architects and planners advise, density can be achieved more effectively through low rise and mid-rise developments, in more truly sustainable, healthy, resilient ways.

At this 11th hour of climate and Earth changes, proposing tall towers seems to be a very short-sighted option with potentially very negative consequences to the community, environment and ecology (especially to local and migratory birds) and also viability, considering climate change disruptive weather patterns. (July 2023 for example was known as the hottest month in recorded human history globally.)

Tall buildings by their nature, carry a huge carbon footprint and ‘embodied energy’ (the energy that goes into their construction and materials), and ongoing significant energy consumption and emissions generated.

These tall towers would also be in shocking contrast to what is loved by residents and visitors alike - a more natural, rural, agricultural community, ‘low rise’ in nature, with a slower community pace supporting connection and well-being.

Even so, this community is increasingly challenged with intense storms, winds, and weather events, and high temperatures that will continue to be a challenge going forward, and encourage us towards more resilient Earth-friendly light footprint living solutions (like affordable lower-rise housing (max 6 stories), local food sovereignty & security, transitioning off fossil fuels, simplifying our needs to minimize energy and carbon footprints (post-peak oil thinking and planning)). ‘Business or development as usual’ is not in the best interests of present or future generations of all life.

The United Nations’ Bruntland Commission in 1987 defined **sustainability** as:

“meeting the needs of the present without compromising the ability of future generations to meet their own needs”.

Sustainability emphasizes the long-term implications of human activities, and presumes that **resources are finite** and that we should **use them conservatively and wisely** according to long-term priorities and consequences. It also understands the great need **to have and respect limits**.

Tall buildings are not the only way to accommodate population - it is possible to do so with lower-rise buildings in more resilient healthy sustainable ways.

Please see below supporting information on the serious concerns associated with Tall Buildings, including:

- Insight from numerous experts & studies (who largely advocate for a maximum 4-6 story development).
- Environmental Sustainability / Ecological Concerns with Tall Buildings:
 - High Energy Use and Carbon Emissions/Footprint
 - Bird Collisions / Deaths
 - Wind, Waste Management and Fire Concerns
 - Vertical Transportation (Elevator) Challenges
 - Parking Concerns
 - Window Cleaning, Repair & Ongoing Maintenance Challenges
- Family & Community Social / Well-being Concerns with Tall Buildings
- Construction Concerns of Tall Buildings:
 - Greater Construction Material / Structural Costs and Requirements
 - Tall Buildings may be a Speculative Investment (especially at this time on Earth).

CONCLUSION:

In Conclusion, there are many environmental / ecological, sustainability, economic, and community social wellness concerns with this proposed tall tower development in Glendale, NOTL.

Please reject the zoning amendment and reject the '4 tall towers' development proposal, and maintain the 19 m height (airport regulation requirement).

“Greenwashing” or “bogus sustainability” is a common criticism of what are often described as ‘sustainable tall building developments’ to increase density. The tall towers have a huge carbon footprint and ongoing energy demand that is not aligned with post-peak oil thinking, and have questionable longer term viability in these challenging climate change Earth times. I add my voice to many who recommend more balanced, lower rise, low footprint solutions to meet the community’s needs, and to ‘*meet the needs of the present without compromising the ability of future generations to meet their own needs*’. **More sustainable lower-rise options are recommended** (as well as other strategies to build local resilience including affordable housing, food security, transition from fossil fuels, and more).

Thank you for your time and consideration.

Sincerely, concerned citizen,
Irena Bliss
NOTL

Supporting information:

Numerous experts & studies point out serious concerns with tall buildings:

- Overall, experts reflect that low-rise living is closer to nature and facilitates a stronger community-oriented way of life. Ref: Gifford, R. *The consequences of living in high-rise buildings*. *Archit. Sci. Rev. J.* 2007.
- Ken Yeang, a leading figure on sustainable developments, states that, “At the outset, we should be clear that (tall buildings) are not an ecological building type. In fact, it is one of the most un-ecological of all building types”. He explains that tall buildings require excessive materials and sophisticated structural systems built to withstand greater wind forces that prevail at higher altitudes. They also demand greater energy to construct, operate, and maintain, due to the inherent problems and challenges with their vertical orientation. (Refs: Yeang, K. *Ecoskyscrapers and ecomimesis: New tall building typologies*. In *Proceedings of the 8th CTBUH World Congress on Tall & Green: Typology for a Sustainable Urban Future, Dubai, UAE, 3–5 March 2008 [CD-ROM]*; Wood, A., Ed.; *Council on Tall Buildings and Urban Habitat: Chicago, IL, USA*)
- Renowned planner & architect Constantinos Apostolou Doxiadis, summed up: “High-rise buildings work against man himself because they isolate him from others, and this isolation is an important factor in the rising crime rate. Children suffer even more because they lose their direct contact with nature and other children. High-rise buildings work against society because they prevent the units of social importance—the family, the neighborhood, etc., from functioning as

naturally and as normally as in low-rise environments.” (Ref: Gifford, R. *The consequences of living in high-rise buildings*. *Archit. Sci. Rev. J.* 2007.)

- **Christopher Alexander and colleagues in their seminal book *A Pattern Language* passionately reject the high-rise altogether as a viable human habitat above a 4 storey limit–**
Pattern 21: FOUR-STORY LIMIT. There is abundant evidence to show that high buildings make people crazy. Therefore, in any urban area, no matter how dense, keep the majority of buildings four stories high or less. It is possible that certain buildings should exceed this limit, but they should never be buildings for human habitation. (Ref: Alexander, C.; Ishikawa, S.; Silverstein, M. *A Pattern Language: Towns, Buildings, Construction*; Oxford University Press: New York, NY, USA, 1977.)
- **Similarly, renowned architect Léon Krier, explains in his book *The Architecture of Community* that buildings should have no more than five floors.** (Ref: Krier, L. *The Architecture of Community*; Island Press: Washington, DC, USA, 2009.)
- **Renowned architect Moshe Safdie has commented that tall building developments often hurt the public realm.** He explained that at the street level, tall buildings have replaced small mom-and-pop shops, commonly found in traditional neighborhoods, with large, blank-walled facades, and lower level spaces often remaining empty due to demanding lease requirements and costs. Ref: Safdie, M. ‘Skyscrapers Are Creating “Disjointed and Disconnected” Cities Says Moshe Safdie’, Cited in *Fairs, M. dezeen*, 4 October 2014.
- **Steven Holl, a leading U.S. architect has denounced tall tower developments because they create physical silos and isolate residents from the rest of the community.** Ref: Holl, S. In *New York, Architecture with a Sense of Social Purpose is Becoming Increasingly Rare. Opinion*, 22 May 2015.
- **Tall buildings often shatter the surrounding scale, dwarfing nearby buildings, people, lands and public spaces.** Pedestrians at the street level are often unable to connect visually and instead see / feel an “urban canyon” effect that can make people feel visually disoriented and overwhelmed.
 - Land H. Kendig and Bret C. Keast write in their book *Community Character: Principles for Design and Planning* (2010) (pp. 85–86): “At sixty feet (four to five stories), a building is ten times the height of a human; when a building reaches twenty stories, it is more than forty-four times human height. At this level, it is necessary to tilt one’s head back to see the skyline across the street”.
 - Tall buildings not only dwarf human scale but also deprive streets and spaces of natural light, making them unattractive to people and nature. Overall, a 1:1 ratio of street width to building height is desirable, and once we introduce tall buildings, they can alter this ratio drastically, creating the ‘urban canyon’. (Ref: Al-Kodmany, K.; Ali, M.M. *The Future of the City: Tall Buildings and Urban Design*; WIT Press: Southampton, UK, 2013.)
- **Respected author James Howard Kunstler, reflects that tall buildings generate urban pathologies. They also demand lots of energy and are expensive to retrofit. Hence, when oil peak and climate changes prevail, he advises that tall buildings will become irreparable relics.** (Ref: Kunstler, J.H. *The Geography of Nowhere*; Simon & Schuster: New York, NY, USA, 1993.)
- **Renowned Danish architect and urban designer Jan Gehl** in *Life Between Buildings* (1971) and *Cities for People* (2010) critiqued high-rise cities and **praised low-rise ones** in various parts of the world **for they emphasize the value of human scale and allow for healthy social interaction.** He’s written that wonderful places feature three- to six-story buildings, and advocates for low- to mid-rise environments as ideal places that promote walkable and less car-dependent neighborhoods, and asserts that communities with shorter buildings are more successful places than those with taller buildings. He laments tall buildings as “eyesores”, with much less appeal than the low-rise Paris design example. Overall, Gehl criticizes “steel-and-glass vertical urbanism” for creating unpleasant, soulless, crowded, and inhumanly scaled environments. In the case of NOTL, tall towers would be an even greater shocking contrast, amidst a more natural, rural ‘low-rise’ environment. (Ref: Gehl, J. *Life between Buildings*; Island Press: Washington, DC, USA, 1971); (Ref: Gehl, J. *Cities for People*; Island Press: Washington, DC, USA, 2010)
- **Well-known journalist & activist Jane Jacobs** in her book **advocates for human scale environments** and an active pedestrian and community life, **including traditional low-rise neighborhoods with front porches and stoops that facilitate “eyes on the street”, and promote community spirit and involvement.** (Jacobs, J. *The Death and Life of Great American Cities*; Random House Publishing: New York, NY, USA, 1963).
- **Tall buildings in an isolated manner have the potential to exert a negative visual impact area-wide.** U of Manitoba Architect Prof Adam Caruso echoes this concern by explaining that many cities suffer from haphazard developments of tall buildings, from a lack of effective design regulations and architectural guidelines, resulting in a “free for all” where often the final say is made by those paying for the project. Some countries, like Germany as an example, empower appointed city planners more, so they can accept or reject a proposed building based also on *contextual fit*, thereby preventing more jarring, unattractive visual designs in communities. Ref: Caruso, A. ‘London is Looking More and More Like Dubai’, Cited in *Frearson, A. dezeen*, 12 April 2017.

More details on Concerns with Tall Towers:

- **Environmental Sustainability / Ecological Concerns of Tall Buildings –**

- Tall Buildings have very Large Carbon Footprint in their construction, operation, maintenance, and even demolition. They will exert significant demand on infrastructure and transportation systems, often creating overcrowding and congestion. And they typically negatively affect the neighborhood character and natural views.

- **HIGH ENERGY USE & CARBON EMISSIONS:**

- Tall buildings' construction and operation require great energy and generate significant amounts of carbon emission and air pollution that contribute to global warming. High-rises consume lots of steel and cement—manufacturing these materials requires lots of energy and generates large amounts of carbon dioxide. Construction also requires great energy and generates significant carbon dioxide because of operating heavy machinery and equipment such as powerful cranes, trucks and pumps (e.g., pumping water and concrete to upper floors). Transporting building materials from far distances also consumes energy and produces immense carbon dioxide. Alternative eco-friendly building materials (e.g., local wood, earth, clay, or gravel that have smaller ecological footprint than steel and concrete) are typically not suitable for constructing tall buildings.
- Tall buildings also consume great energy and generate significant greenhouse emissions from the running of large electrical, mechanical, lighting, and security systems. Tall buildings are often built with poor thermal performance and without natural ventilation, so that indoor spaces need to be continuously heated or cooled for resident' comfort, creating a huge energy demand and GHG emissions.
- In many cases, tall building developments promote tenants driving personal automobiles more, to commute and for convenience, which results in using greater energy usage and carbon emissions generated. Therefore these “detached” tall buildings carbon footprint and energy consumption, can easily undo any so-called “green” features eg., photovoltaic panels.
- **Urban Heat Island Effect:**
 - concentration of heat in dense areas created by tall buildings could increase temperatures significantly (by 10–12 degrees F ; ~ 5.6 – 8.4 deg C) (Ref: Rudi Scheuermann), due to the massive concentration of heat-retaining materials, such as asphalt, concrete, steel, bricks, and impervious ground and roof surfaces, which collectively act as a huge thermal mass that absorbs solar radiation during the day and discharge it in the form of long-wave heat radiation during the night.
 - Overall, when extreme heat occurs, high-rises have more trouble cooling off than other places do, creating a greater demand for energy to cool spaces. Also, heat waves aggravate both indoor and outdoor thermal discomfort and negatively affect people's health when the human body cannot cool off at night. This Heat island effect also decreases air and water quality by increasing pollutants.

Warmer polluted air can increase people's risk to vector-borne and infectious diseases.

Refs:

Scheuermann, R. Increased High-Rise Resilience to Stabilize Cities of the Future; CTBUH Research Paper; Council on Tall Buildings and Urban Habitat: Chicago, IL, USA, 2016.

Heinonen, J.; Junnila, S. Implications of urban structure on carbon consumption in metropolitan areas. Environ. Res. Lett. 2011.

Wilson, J.; Spinney, J.; Millward, H.; Scott, D.; Hayden, A.; Tyedmers, P. Blame the exurbs, not the suburbs: Exploring the distribution of greenhouse gas emissions within a city region. Energy Policy 2013.

Heinonen, J.; Kyrö, R.; Junnila, S. Dense downtown living more carbon intense due to higher consumption: A case study of Helsinki. Environ. Res. Lett. 2011.

Elliott, D. A useful tool with room for improvement. Planning, the Magazine of the American Planning Association, December 2010.

Sarrat, C.; Lemonsu, A.; Masson, V.; Guedalia, D. Impact of urban heat island on regional atmospheric pollution. Atmos. Environ. 2006.

- **BIRD COLLISIONS / DEATH**

- Niagara is a vital region and habitat for Birds and their migratory pathways. These tall towers have potentially very negative consequences on local bird health and migrations.
- Bird-glass collisions are a known devastating negative consequence of tall buildings throughout Canada and the world, and billions of birds perish from collisions with glass yearly, making it the second largest human-made hazard, after habitat loss. The US alone is estimated to be responsible for up to a billion birds dying yearly. And, countless victim birds already belong to declining population species. Although bird migration happens in fall and spring seasons, their collision into tall buildings occurs year-round.

- Approximately 98% of flying vertebrates (birds and bats) migrate at heights well below 500 m (1640 ft). At night, buildings' lights lure birds in search of navigational cues. Birds usually use stars and the moon, but the illuminated windows often divert them from their original flight paths. As such, birds can be attracted to artificially lit tall buildings resulting in fatal collisions. This problem often increases on evenings of inclement weather, when the cloud's altitude is low, which forces birds to fly at lower heights. Attracted by the artificial light rays, some birds collide into the buildings' facades. Also, ironically, "building green" promotes incorporating bird habitats in places like parks, gardens, roofs, etc., and often incorporates plenty of glass into the buildings as well to ensure daylight inside, and this is a deadly combination for the dear birds.

Refs: Up to One Billion Birds May Be Killed Annually in Building Collisions, New Study Says. American Birds Conservancy, 7 February 2014; Petty, T. Hundreds of Millions of Birds Killed Annually from Building Collisions. Audubon, 12 February 2014.

• Wind Challenges +

- **Tall buildings also exert an adverse effect on the microclimate due to wind funneling and turbulence around their bases**, causing discomfort to pedestrians, cyclists and local community. They cast a shadow on nearby buildings, streets, parks, and open spaces, and they may obstruct views, reduce access to natural light, and often prevent natural ventilation, often increasing risk of transmission of disease/viruses.
- Tall towers weaken natural ventilation because buildings block breezes coming from nearby natural fields such as lakes, rivers, forests, farms, hills. Given their greater heights and larger masses, tall buildings impact natural wind directions and patterns by increasing the distance of wind shadow and minimize the air flow behind buildings. Therefore, decreased airflow augments stagnation and greater accumulation of air pollution. Airflow that funnels around tall buildings creates eddies, loops of dust and air pollution, which can disturb and make street activities, pedestrians uncomfortable. Wind acceleration also manifests in open areas, including plazas, passages, entrances, corners, and spaces between buildings. *Ref: Kawamoto, Y. Effect of urbanization on the urban heat island in Fukuoka-Kitakyushu metropolitan area, Japan. Procedia Eng. 2016.*

• Waste Management Concerns

- Tall buildings generate large volumes of waste because they house large populations. While the amount of waste is not significantly different from a low-rise residential unit, the method of waste collection in high-rises is different and typically requires collecting waste by haulers more than once a week, which is above the norm for single-family or lower rise residential trash pick-ups.
- Also, the negative waste impact / footprint is typically greater from high-rise buildings not having effective recycling programs, even as towns, cities, and municipalities enact recycling goals. The methods of collecting waste coupled with confined spaces in high-rises make it harder to implement effective recycling systems. And research indicates that apartment residents are less committed to recycling than in other types of housings because they lack a sense of ownership, and may participate then in more illegal dumping. Also, buildings' owners typically don't want to hire companies to conduct recycling to avoid raising rent. *Ref: Al-Kodmany, K. Eco-Towers: Sustainable Cities in the Sky; WIT Press: Southampton, UK, 2015.*

• Fire Incidence Concerns

- Tall buildings are more prone to massive losses of lives and valuable properties caused by fire. High-rise buildings present unique challenges not found in traditional low-rise buildings, including greater difficulties for a firefighter to access a high-rise building, longer egress times and distances, complex evacuation strategies, and smoke movement and fire control. The multiple floors of a high-rise building create the cumulative effect of needing greater numbers of firefighters to travel great vertical distances on stairs to evacuate the building. Therefore, it takes much longer time for fighters to rescue tenants of high-rises than that of low-rises. An extended time of burning fire increases chances that flame and smoke reach tenants, thereby causing greater death to people and damage to the building. In June 2017, a devastating fire hit the 24-story Grenfell Tower causing the death of nearly 80 and injury of additional dozens of its 600 residents as well as the destruction of the entire building, despite of the deployment of 40 fire engines and 200 firefighters—fire-fighting equipment did not reach beyond the

11th floor. Ref: Ahrens, M. *High-Rise Building Fires*; NFPA (National Fire Protection Association): Quincy, MA, USA, 2016.

• Vertical Transportation (Elevator) Challenge

- Tall buildings need elevators simply because they are the prime mode of transportation—people usually are unwilling to walk up more than a few floors. Also, people do not tolerate long waits. Therefore, the needed number of elevators must be determined for optimal wait times (typically ~45s for residential building tenants). However, if one of the elevators malfunctions, overcrowding develops quickly at the lobby, or isolates people in their units. This is an important consideration and also **a source of greater energy consumption and carbon footprint than lower rise buildings**. Ref: Al-Kodmany, K. *Eco-Towers: Sustainable Cities in the Sky*; WIT Press: Southampton, UK, 2015.

• Parking Concerns

- Often, tall buildings require significant parking structures. Since it's costly to accommodate them underground, many are placed above-ground, thereby taking away from the street social life and public realm. Their design often damages local character, disconnects social life, fosters spatial disorders and 'eyesores'. This problem is more pronounced in tall buildings, than low-mid rise, since they require more parking spaces.

• Window Cleaning, Repair, and Maintenance

- Daily activities carried out to repair tall buildings and to clean their windows carry inherent risks and also threaten the lives of workers and local community. People often take the issue of window cleaning of tall buildings lightly, however, it continues to be a frequent cause of death of workers. Furthermore, window cracking and breaking are common problems in taller buildings, as glass ages and weakens over time and any deficiencies in manufacturing or installation could lead to cracks or breakups, especially under wind pressure, which we're seeing increasingly more of. As one example, the former Sears Tower in Chicago has experienced several incidences where under forceful winds, some windows in the upper floors were shattered, and debris fell on sidewalks, damaging properties and hurting pedestrians. This is a real concern for this region with bigger winds increasing. Ref: 60. Horng, E.; Elgas, R.; Podesta, L. *ChicagoWeather: Falling Glass, Debris Reported around Loop*. ABC News, 9 March 2017.

Family & Community Social / Well-being Concerns:

- Social science literature reveals **multiple concerns with high-rise living including suitability for family living and raising children, elderly, disabled; poor interpersonal relationships and weak neighborly relationships and helpfulness; fears and perception of safety; and tenants' relation to outdoor spaces and connection to community and street life.**
- **High-rises often create disjointed neighborhoods as they are individualistic, introverted structures that make people feel like they're living in "vertical silos", physically, socially, and psychologically.** (Ref: 29. Blake, P. *Form Follows Fiasco*; Little Brown & Company: Cherington, UK, 1978.)
- High-rises' tenants often feel that they are cooped up in spaces that fosters loneliness or depression, or a 'cage' mentality. This more 'isolated' nature of high-rise buildings can in some cases also promote crime. Tenants may feel increasingly out of touch with community life and nature.
- **For children, tall buildings can feel like 'vertical prisons', where children may feel confined and like 'a pet on a short leash'.** Even if the buildings offer day care centers and playgrounds, children often lack spontaneous play and explorations. And urban psychologists explain that high-rise living can hinder a toddler's psychological growth. A low-rise environment where parents can see (and often can hear) their children from their homes' windows foster the desirable development and independence, that is missing in high-rise environments. (Ref: Gifford, R. *The consequences of living in high-rise buildings*. *Archit. Sci. Rev. J.* 2007)
- Tall buildings lack front-yards, courtyards, and backyards, and hence if the public outdoor spaces are limited, windy or not appealing, residents are 'forced' to spend more time indoors.
- **Challenges with navigating up & down:** If vertical transportation is inadequate, inconvenient, or frequently malfunctions, residents are discouraged to travel up and down the elevators. Also, elderly and disabled peoples may have greater challenges in navigating up and down, and heading outside.
- **Common resident fears are:**
 - **Residents fear a fire may trap them in the building.**

- **Residents justifiably fear a weather event or power outage could leave them without power or water for sustained periods, creating anxiety and suffering,**
- **Residents fear becoming ill from a communicable disease or virus,** carried and spread from others and also through the buildings’ systems (eg., air handling system).
- Tall buildings often foster ‘vertical gated communities’ which can reinforce social and economic ‘segregation’, and limit social interaction and sense of community, compared to low-rise developments. Tall towers can foster the following problems:
 - Skew the housing market by raising price and decreasing affordability to the average residents.
 - Strain the existing infrastructure.
 - Cast undesirable shadows on street and public spaces.
 - Promote part-time and absentee tenants that fail to support the local community and life of the neighborhood,
 - Raise issues of fairness if ownership is by non-locals and non-resident foreigners.

(Ref: Willis, C. The Logic of Luxury: New York’s New Super-Slender Towers; CTBUH Research Paper; Council on Tall Buildings and Urban Habitat: Chicago, IL, USA, 2014)
- **Many studies found that tall buildings’ tenants experience emotional stress and other negative psychological conditions.** Research indicates that undesirable social interaction among tenants often creates stress and tensions. Further, high density of a building population, poor design and layout, high traffic of people in and out, and the lack of outdoor recreational and social spaces are seen to exacerbate these problems. In particular, tall buildings in poor neighborhoods suffer from overcrowding, little outdoor and social spaces, and feature a high degree of space/utility sharing, while tenants of high-end high-rises may suffer more from isolation and loneliness. *Ref: Prezza, M.; Amici, M.; Roberti, T.; Tedeschi, G. Sense of community referred to the whole town: Its relations with neighboring, loneliness, life satisfaction, and area of residence. J. Community Psychol. 2001,*
- **People’s Choice – High-rise living is not a good fit:** Recent massive high-rise developments in China also provide valuable sustainability lessons. The Chinese government enormously promoted high-rise cities to house new urban populations from rural areas. However, Chinese people have largely shunned these developments because they dislike the design, layout, and amenities. City planners largely disengaged residents from the design process and from voicing their preferences. **The design process also did not take into considerations that many of the intended inhabitants were villagers who were accustomed to low-rise living, not high-rise living.** This has spread more global consciousness and also a negative image of high-rise developments. *Ref: Mallonee, L. The Unreal, Eerie Emptiness of China’s ‘Ghost Cities’. WIRED, 4 November 2016.*

Construction Concerns with Tall Buildings:

- **Greater Construction Material / Structural Costs and Requirements**
 - **Tall building costs** are greater than that of low-rise buildings holding the same square footage because they **need stronger foundation and structural systems to withstand natural forces of wind, gravity, and earthquakes, and to resist severe weather conditions such as hurricanes and tornados.** As such, tall buildings demand enormous amounts of steel and concrete. **Tall buildings also require expensive vertical transportation** such as elevators, as well as enormous energy to pump water to upper floors, and use of vertical construction systems (e.g., taller cranes, pumping concrete to higher floors, etc). Furthermore, tall buildings **consume substantial energy,** usually generated from fossil fuel sources, and renewable energy such as photovoltaic cells, are often still inefficient for this use/purpose. Delays can be more impactful and costly.
 - **Also, when a building becomes taller, there is a “premium for height” that applies due to increased lateral wind and gravity forces.** Consequently, **demands on the structural system dramatically rise to ensure stability, increasing total material consumption and energy impacts.**
Ref: Al-Kodmany, K. Eco-Towers: Sustainable Cities in the Sky; WIT Press: Southampton, UK, 2015.
- **Tall Buildings may be a Speculative Investment**
 - Financially, tall building developments could be a risky investment if developers bet on economic growth and overlook economic recession, environmental/climate disruptions, and other local challenges that result in massive vacancies in the buildings. Furthermore, demographic changes and shifts in lifestyles could challenge the viability of tall buildings. Some residential tall building developments have been betting on millennials and downsizing retirees - however, these tall towers may face high vacancies if millennials seek lower dwellings and retirees’ population declines. *Ref: Al-Kodmany, K. Eco-Towers: Sustainable Cities in the Sky; WIT Press: Southampton, UK, 2015.*

Note: In this writing, the following are understood:

- **A tall building, a high-rise, or a tower is a 50 m+ (164 ft+) building.**
- A skyscraper is a 150 m+ (328 ft+) building.
- A supertall or ultra-tall is a 300 m+ (984 ft+) building.

From:
To: [Clerks](#); [Aimee Alderman](#); [Sandra O'Connor](#)
Subject: Re: Files OPA-07-2023 & ZBA-16-2023 253 Taylor Road, Niagara-on-the-Lake - Additional Concerns
Date: Tuesday, October 10, 2023 8:53:39 PM

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Hello Clerks Office, Aimee Alderman (Senior Planner), Sandra O'Connor,

I have the following additional comments / concerns relating to the proposed tall tower development, reference: **Files OPA-07-2023 & ZBA-16-2023 253 Taylor Road, Niagara-on-the-Lake**" (White Oaks site), that are in addition to my Oct 3 feedback:

- **Additional Environmental Sustainability / Ecological Concerns with Tall Buildings:** (in addition to the noted dire consequences of Bird Collisions/Deaths, High Energy Use and Carbon Emissions/Footprint, etc)
 - **Loss of Bee populations** - Declining bee populations is a noted serious concern in Niagara region, including NOTL, especially with the agriculture focus. Key factors causing the declining bee populations are urbanization, as well as use of herbicides, insecticides and pesticides (which sadly applies to this region with very few organic growing initiatives). The urbanization proposed with these 4 tall towers is in direct opposition to supporting local bee health.
 - **Loss of Trees** - in the provided arborist report to this proposed development plan, it reflected that at least 87 trees are targeted for removal. This proposed tree removal opposes the Town's Tree Protection By-law, and the vital climate change mitigation/adaptation strategy of protecting the existing tree canopy and reforestation, planting many more trees in the region.
- **The proposed tall towers are not aligned with the NIAGARA ADAPTS climate change adaptation/mitigation strategy.** The Niagara Adapts strategy in Niagara region includes NOTL, St Catharines, Niagara Falls and other areas in the region. **The Niagara Adapts partnership cultivates a community of practice for climate change adaptation planning, and building climate resilience in the region into the future.**

Since last week, I learned more about this Brock U ESRC and the Niagara Adapts initiative (at <https://brocku.ca/esrc/niagara-adapts/>, and also: https://www.thestar.com/opinion/contributors/small-group-in-niagara-takes-big-step-in-dealing-with-climate-change-fallout/article_b0fee615-c7d0-5515-ac45-208d0407ad1a.html). I also reviewed the Niagara Region Climate Vulnerability Fact Sheet <https://brocku.ca/esrc/wp-content/uploads/sites/75/Niagara-Adapts-Combined-Regional-Climate-Vulnerability-Fact-Sheet-2020.pdf> which shows that —

- 78% of NOTL respondents believe climate change is impacting their community.
- Only 20% of respondents felt that NOTL is prepared to adapt to climate change.
- 90% of respondents believe humans have the capacity to address climate change.
- 84% of respondents support municipal resources being used for climate change adaptation.

I also reviewed some of the local climate change adaptation plans, although I noticed that **there didn't appear to be a climate change adaptation plan reflected / uploaded for NOTL at: <https://brocku.ca/esrc/niagara-adapts/#adaptationplans>**.

I wondered, is one currently available for NOTL? (perhaps I can also follow-up with Victoria Steels on this.)

Given this important Niagara Adapts mandate, I also wondered why there doesn't appear to be **more of a 'framework' to discuss /review development proposals from the important focus of climate resilience and climate change mitigation / adaption, during the Public Meeting or in the provided planning documents?** (or perhaps I missed this)

This would seem vital given the expressed intention for Niagara, and specifically **NOTL, to be a 'leader in addressing climate change'** (mentioned in a few local Niagara Adapts videos including this one for NOTL <https://youtu.be/dqAg-ef2JMQ?feature=shared>), and the important Brock U Environmental Sustainability Research Centre (ESRC) and 'Niagara Adapts' collaboration, with a mandate to work with **community to build climate resilience in the region into the future.**

From the Public Meeting perspective, this would seem to be a gap, since to be honest during the NOTL Oct 3 Public meeting, it seemed that development, 'growth targets' and expediency were being prioritized over any considerations (or mention) of climate change resilience, mitigation/adaptation, sustainability and community resilience. In the five hour (Oct 3) public meeting (that covered four development proposals in the region), it seemed that only public community members spoke up about environmental, ecological, climate resilience and sustainability concerns, and for respecting limits.

Thank you for your consideration and feedback.
I can be reached at thank you.

Sincerely,
Irena

Irena Bliss
E:
NOTL resident

"Developing climate change plans represents a municipal government's firm commitment that addressing climate change is a local priority." (Guyadeen 2018)

"Trying to make tall towers 'sustainable' is like putting 'lipstick on a pig'. It just makes them slightly less unsustainable." (leading Architect/Sustainable Design view)

On Tue, Oct 3, 2023 at 6:10 PM Irena <> wrote:

Dear NOTL Clerks Office, Aimee Alderman, Senior Planner
Re: Files OPA-07-2023 & ZBA-16-2023
253 Taylor Road, Niagara-on-the-Lake

I am writing to request you to please reject the Official Plan amendment proposal and the Zoning By-law Amendment proposal to rezone the White Oaks site for development, and to reject the proposal for development of 4 tall towers on the White Oaks site (proposed 17 – 25 storeys each). Please respect and maintain the current height restriction of 19m height based on airport regulations.

I have serious concerns about the proposed tall towers from an ecological view (including bird

collisions/deaths concern), sustainability perspectives (high carbon footprint, energy consumption, and emissions), and viability (in these times of climate/Earth changes), and especially as they relate in a more natural, rural, 'low-rise', agriculturally-focused community environment.

Please see attached my letter (pdf) with supporting information of concerns and recommendations for more sustainable lower footprint, lower-rise solutions.

Please reach me at and we can also arrange a phone call, if that's simpler, if you would like to discuss this further. I will be joining the Town Public meeting today (electronically) in a few minutes.

Thank you kindly for your time and consideration.

Sincerely,

Irena Bliss

Concerned citizen, NOTL

Good evening.

My name is Lianne Gagnon. I am a resident of [REDACTED]. I had difficulty logging into Microsoft Teams, so I am calling from my mobile phone. My apologies for not being in person. I am here tonight to express my concerns and opposition to the White Oaks Redevelopment proposal with high rises at 17 & 25 storeys high and ask that you maintain current height restrictions.

When I moved to my Niagara on the Lake address over 11 years ago, it was because of our small town charm, unique culture, and historical landscapes of which we are all proud. This was reiterated again and again in tonight's presentations. We all feel the same way about the quaintness of where we call home. It's what attracted us to NOTL. Tourists and new residents alike also come to our community to escape big city living because of our distinctive characteristics and beautiful communities. We are indeed a world class destination. Please let's not lose sight of our special reputation with such a proposal.

Approving massive buildings that tower over our neighbourhood and serve as a "wall of buildings" next to Taylor Road, as was described during the recent open house, is the antithesis of what we want to be known for in Niagara on the Lake. Yes, densification will occur, and we will grow, but let's develop our neighbourhoods with forethought to retain the same architectural elements, charm, and unique qualities that are at the core of who we are.

Let's animate this growing community by highlighting the Niagara Escarpment, not dwarfing it with city skyscrapers that can be found in any metropolitan area. The Glendale Secondary Plan specifically speaks to maintaining the visual prominence of the Escarpment by establishing a distinctive skyline with slender buildings IF they are over 5 storeys high. It specifically says that any taller buildings should be internal to the site. That's not what is being proposed now. It also stipulates what I am highlighting: that any buildings over eight storeys have roofs and tops that include an, "architectural treatment that is DISTINCT from other elements of the bldgs." The high rises we have viewed in the proposal certainly do not abide by this requirement. Please look at the photos in the secondary plan update and the characteristics of the buildings. The photos that were most common in the Secondary Plan update and report are mid and low rise buildings that are visually appealing and more community oriented. The Secondary Plan does not include building heights 25 storeys high, so I'm alarmed at this unwelcome and unsightly modification. There is nothing visually appealing about those high rises that says Niagara on the Lake!

There are other concerns. As pointed out, 25 storey buildings exceed airport zoning regulations given the proximity to the airport. Furthermore, 1,000 parking sites for such a development is inadequate based on the proposed residential units in my opinion. Most families have more than one vehicle. In addition, members and employees of White Oaks already have problems finding parking, so planning for one parking spot per residential unit is flawed as we have sadly learned in Niagara on the Green. We love having White Oaks as a neighbour. We simply don't want towering high rises obliterating the beautiful scenery of the escarpment, Bruce Trail, and Niagara on the Green neighbourhood. High rises as the gateway into Niagara on the Lake provides an image that is not at all unique to ANY urban centre. We have an opportunity here to ensure that our uniqueness and attractiveness remain!

We are at an important juncture in our town's development that will affect our children, grandchildren, and their grandchildren as we grow to accommodate more residents in our community. Do we want to maintain our historical feel and charm for future generations, or do we want to succumb to big city-like development with enormous high rises? Just because we are not in Old Town should not mean we deviate away from what we know as Niagara on the Lake. Glendale should not be the dumping ground for these types of metropolitan requests. The residents of Niagara on The Green need to be taken into consideration and how this impacts us and NOTL overall. As leaders of our community, you are the decision makers and have the authority to impact history by determining what we look and feel like in years to come. I implore you to keep our culture and unique feel intact by denying the proposal to develop high rises in the White Oaks Redevelopment plan.

Thank you for your time and consideration.

From: [Cassandra Cruickshank](#)
To: [Clerks](#)
Cc: [Aimee Alderman](#)
Subject: RE: Taylor Rd Development GLENDALE
Date: Thursday, October 5, 2023 9:19:08 AM

Good Morning,

Thank you for your comments regarding the proposed Zoning By-law Amendment Application for 253 Taylor Road, Niagara-on-the-Lake.

Town Staff have made note of the comments in your email and will consider these in our review of the application.

Thank you,

Cassandra Cruickshank
Administrative Assistant Corporate Services
Phone: 905-468-3266 Ext 248
1593 Four Mile Creek Road, PO Box 100, Virgil ON L0S 1T0

-----Original Message-----

From: Mike Macdonald <>
Sent: Wednesday, October 4, 2023 3:31 PM
To: Clerks <clerks@notl.com>
Cc: macdonald Mike <>
Subject: Taylor Rd Development GLENDALE

[Some people who received this message don't often get email from . Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from outside the Town of Niagara-on-the-Lake. Use caution when clicking on a link or opening an attachment unless you know that the content is safe. If unsure, forward the email to IT to validate.

Re: Per our discussion on the lack of opportunity to receive information and provide feedback on the Glendale proposed high-rise development

Michael Macdonald

Niagara-on-the-Lake

The open council meeting on the Taylor Rd development did not afford a reasonable opportunity to either listen to the proposal from the developer nor to provide comment. After a 3 hour wait and notice of several hours more of speakers prior to addressing the development my wife and I, as well as another registered speaker from Glendale area, went home defeated by the system.

As such please accept my feedback via email:

Pros: 1) We need growth and development in the area to meet the growing needs of Glendale and the town.
2) Higher density growth is needed to support local housing needs as well as regional and provincial requirement.

3) The selected area is well located to separate high-rises from the existing lower density residential area

Concerns:

1) the proposal is on a scale unheard of in either NOTL and perhaps in the region as a whole. It bears no relationship to existing uses, the Glendale growth plan, or any development in the area. In fact one wonders why they did not suggest 5 towers of 50 stories each since no planning guidelines have been left un-breached by the current request. The lack of adherence to planning guidelines seems commonplace in NOTL.

2) The need for growth in the town has been hindered by the lack of willingness to provide growth in the wealthy OldTown areas. NIMBY groups have repeatedly suggested the whole towns growth objective should be reached by simply turning Glendale into a high density residential dumping ground, out of site and mind from the OldTown. Approving this level of density and removing all height restrictions makes it an open area for ghetto like development. This precedent would open up the flood waters for phase two, the removal of WhiteOaks resort for additional 25 story towers. While the current plan calls for the existing hotel to remain that would seem very unlikely given the vast amount of money available in adding more extreme high density housing.

3) ██████ may sound like a strong word, but it is not. ██████ are created by uncontrolled lower cost or subsidized housing units being placed in areas with no infrastructure to support a community and no reasonable job opportunities in the area. The area has no food store, no pharmacy, no doctors, no dentists, no public recreational facilities, no primary schools, no medical clinics, no mental health support and few job opportunities outside of minimum wage retail stores.

4) The proposal offers no green space and actually diminishes the recreational availability for those who can afford WhiteOaks fees. The town has not now nor in the past given any thought to developing Glendale other than as a tax base for Old Town spending.

5) Likely outcomes do not match the rosy proposal. The small 600 square foot units will become in all probability a defacto student residence for the ██████ students who form almost the entirety of the student population at the college next door. If the unit prices are low a thriving AirB&B hub will be created, likely assisting the hotel in the decision to sell to developers. These results would undermine the proposals use as a provider of actual family homes. These outcomes will be known only well after the developer has left and unfortunately are unlikely to be of concern to the town as long as taxes are paid.

6) There are a number of likely precedents that will impact Glendale and the Old Town. For Glendale the proposed developments on the other side of Taylor will become higher and denser once all planning guidelines are abandoned. For Old Town, the ability to shift any density requirements to other areas will solidify the power of the NIMBY groups and further bifurcate our community into rich and powerful versus working class and powerless.

7) The proposal does not provide any new access or egress from the site, dumping traffic onto Taylor Rd directly across from the Outlet Mall entrance. This intersection is currently a disaster and results in traffic diverting to Homer Road and cutting through the Mall via the Niagara on the Green roadway. This will turn the Mall parking lot into a makeshift roadway even more than it is currently. Picture a long weekend at the mall, a conference at WhiteOaks and traffic at the Glendale and Taylor intersection.

8) Glendale is a two car per family area. This is due to the need for both parents to work and the lack of ability to access services or jobs locally. Check Glendales current parking issues for reference on developments allowed to skirt parking and set back requirements. The proposed parking is no where near sufficient. A concern is this development will be approved based upon a future transportation hub in the area. Future promises from the Town, Region and Province are dreams that rarely come true.

Thank You

Deny White Oaks Resort and Spa's Proposal to Increase Bldg Heights in Niagara-on-the-Lake



Started October 8, 2023

Why this petition matters



Started by [Lianne Gagnon](#)

498

Signatures

500

Next Goal

Support now

Sign this petition

First name

Last name

Email

St. Catharines, L2M
Canada



As residents of Niagara-on-the-Lake, we are deeply concerned about the proposal to increase building heights on their property. The impact of high rises would be detrimental to our community as a whole. Niagara-on-the-Lake is known for its charming, small-town feel and picturesque landscapes - attributes that draw tourists from all over the world and contribute significantly to our local economy.

The proposed development threatens this unique character. High-rise buildings would not only obstruct views but also increase noise levels, traffic congestion, threaten migratory birds, and put a strain on local infrastructure. Moreover, it could set a dangerous precedent for future developments. We want to grow, but we wish to do so while still retaining the historical characteristics and architectural elements that make NOTL special.

We urge the Niagara-on-the-Lake Town Council to deny White Oaks Resort and Spa's proposal for increased building heights. Our town's charm lies in its low-rise skyline and serene environment; let's protect it together. Please sign this petition if you share these concerns about preserving our community's character.

Reasons for signing

See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition).



Andy Vanderkaay

Nov 14, 2023

This is absurd!

♡ 0

[Report](#)



Kerry Leslie

Nov 14, 2023

We have enough people in Niagara

♡ 0

[Report](#)



Jo-Anne Brytwak

Nov 14, 2023

We don't need want anymore development!!!

♡ 0

[Report](#)



Amanda Williams

Nov 14, 2023

I live in the area and it is a bad idea

♡ 0

[Report](#)



Michael Bromley

Nov 13, 2023

too large of a complex not suited to our area

♡ 0

[Report](#)



Anthony Ferrato

Nov 13, 2023

Brenda Ferrato

♡ 0

[Report](#)



Luisa Mastracci

Nov 13, 2023

We don't want anymore high buildings in Niagara on the lake. We want to preserve the heritage and land. Everywhere is becoming so overwhelmed with construction and constant traffic. It's becoming more difficult to find the small town feel that it was originally built. Yes, I understand why developers want to build, but we must protect the green space and integrity of the community.

♡ 0

[Report](#)



Janet Guy

Nov 13, 2023

This monstrosity doesn't belong in NOTL!

♡ 0

[Report](#)



Mary Varacalli

Nov 10, 2023

Because I don't think the high rise design reflects the personality of the community and creates traffic and access issues.

♡ 0

[Report](#)



Carmela Maddalena

Nov 9, 2023

This kind of high density development does not belong in a small historic town like NOTL!! People come here to escape this site! Don't allow this madness at our gateway!!

♡ 0

[Report](#)



Samantha Dewey

Nov 4, 2023

I visited Niagara-on-the-Lake from Vancouver and loved it as it is; please don't let developers wreck this little gem.

♡ 0

[Report](#)



Elizabeth Oliver-Malone

Nov 2, 2023

I believe the heights are too high to interfere with airplane flights and surrounding village visibility and life

♡ 1

[Report](#)



Beverley Monchamp

Oct 27, 2023

I think it's important to maintain the sense of community that has prevailed to date in the Niagara-on-the-Lake region. This proposed development would negatively impact that.

♡ 0

[Report](#)



Brenda Prangley

Oct 27, 2023

A detriment to our community!

♡ 0

[Report](#)



Ann Goodin

Oct 23, 2023

Overbuilding in NOTL is becoming a big problem, especially in Old Town. We do not need or want these or other high rise or other huge buildings.

♡ 0

[Report](#)



Sandi Johnston

Oct 23, 2023

It's an abomination. It belongs in Dubai.

♡ 0

[Report](#)



Amanda Duplessis

Oct 17, 2023

I do not agree with this plan

♡ 0

[Report](#)



Prithvi Sridhar

Oct 12, 2023

The proposal has heights of buildings that are beyond permissible limits of the town. I'm not against towers, but overcrowding a small little town isn't going to be helpful either.

♡ 1

[Report](#)



Will Reid

Oct 12, 2023

This idea of 20 stories was not included in the Glendale secondary plan and frankly does not complement our neighbourhood.

I'm not in favour of any of this development

♡ 1

[Report](#)



Heather Purnell

Oct 12, 2023

These proposed buildings are not suitable for the area , taking away from the quaint picturesque area Niagara on the Lake is known for. I'm not opposed to growth of houses or small businesses in the area.

♡ 0

[Report](#)



James Webber

Oct 12, 2023

This proposal sets a very bad precedent for development in the Glendale area.

♡ 0

[Report](#)



Linda Hardaker

Oct 12, 2023

I oppose this development as it does not fit in with our current vision for any of the settlement areas of Niagara-on-the-Lake. To quote one of the weaknesses identified in the Glendale Secondary Plan (est. August 26, 2010), Glendale “fails to establish a gateway to Niagara-on-the-Lake that evokes the cherished qualities of the Town as a whole”. The current allowable building heights of “16 storeys for buildings in the centre of the site...one building may be permitted a maximum height of 20 storeys... Buildings up to 8 storeys shall be located at or close to the street edge, and taller buildings shall be located internal to the site”. The established long-term vision is to “result in the creation of authentic and distinctive places”. The current Official Plan allows for the regulatory tools to realize the Town’s vision. To allow such a dramatic change to both the increased heights and the placement of these towers fails the vision of our beautiful Town.

♡ 1

[Report](#)



Cathy Punter

Oct 12, 2023

These proposed buildings exceed the current height restrictions and doubtfully include affordable housing which is so needed in the Niagara region

♡ 1

[Report](#)



Christi Webster

Oct 10, 2023

Niagar on the lake us known for it quaint picturesque character. The proposed buildings will absolutely ruin this. There are plenty of big city’s around that could house this type of structure but it is NOT suitable for our small town. I am not opposed to growth - and actually look forward to small buildings and businesses to grow in our area. But high rises are not the answer for anything but greed


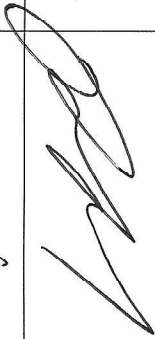


♡ 2

[Report](#)

NOTG Petition

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We urge the Niagara-on-the-Lake Town Council to deny White Oaks Resort and Spa's proposal for increased building heights. Our town's charm lies in its low-rise skyline and serene environment; let's protect it together.

Printed Name	Signature	Address	Date
MELISSA POLINA		[REDACTED]	01-21-24
Pamela Chambers		[REDACTED]	01-21-24
Juan Rojas		[REDACTED]	01-21-24
Pamela Chaiselle Boyan		[REDACTED]	01-19-2024

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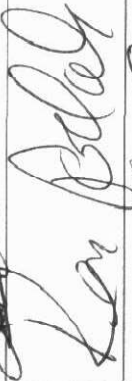





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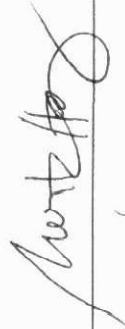






Printed Name	Signature	Address	Date
Maas Davis		[REDACTED]	
D Morris		[REDACTED]	
NATHAN MORRIS	NATHAN	[REDACTED]	01-21-24
Xin Liao		[REDACTED]	Jan 24/24


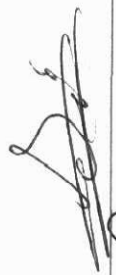









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Printed Name	Signature	Address	Date
Natalie D'Sa		[REDACTED] NOTE	Oct 12/23
Diana Simmlavong		[REDACTED] NOTE	Oct 12/23
Ken Pockel		[REDACTED] NOTE	Oct 12/23
E-CARLEY		[REDACTED]	Oct 12
Jane Felm		[REDACTED]	
Ludwig Fikler		[REDACTED]	

Printed Name	Signature	Address	Date
Ariean Reid		[Redacted]	12/10/2023
Alex Onw		[Redacted]	12/10/2023
Hannah Pagalayan		[Redacted]	12/13/2023
Ruth Jose		[Redacted]	12/13/2023
Michelle Giron		[Redacted]	12/10/2023
Phyllis Di Cenzo	P.D.C.	[Redacted]	12/10/2023
Rosemary Lee		[Redacted]	12/10/2023
ANMOLDEEP RAI		[Redacted]	12/10/2023
PRIVANKA RAI		[Redacted]	12/10/2023
Hayley Sawada		[Redacted]	12/10/2023




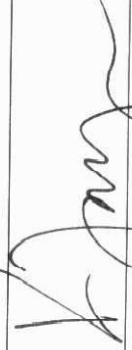


Printed Name	Signature	Address	Date
Tim Penner		[REDACTED]	18/10/23
SASAN MASJEDI		[REDACTED]	18/10/23
CELESTINO LINAY		[REDACTED]	21/10/23
JANE LINAY		[REDACTED]	21/10/23
MISION SAKARIAN		[REDACTED]	22/10/23
BO ENYEVIE		[REDACTED]	22/10/23
Mary Paulina		[REDACTED]	Oct 22/23
Nancy SUTHERLAND		[REDACTED]	Oct. 22/23
KEITH SUTHERLAND		[REDACTED]	Oct. 22/23
Vay Young		[REDACTED]	Oct 23/23
John Wood		[REDACTED]	Oct 23/23

Printed Name	Signature	Address	Date
M. Lucas Parrish	M. Lucas Parrish	[Redacted]	10/23/2023
Jesse Vidal	[Signature]	[Redacted]	10/24/2023
MAUREEN REID	M Reid	[Redacted]	24/Oct/23
Sandra Maxwell	S Maxwell	[Redacted]	24/10/23
Jennifer O'Mstead	[Signature]	[Redacted]	24/10/2023
Genea O'Donnell	[Signature]	[Redacted]	25/10/23
Al Turcotte/Hipwell	[Signature]	[Redacted]	25 OCT
Sarah Cox	Sarah Cox	[Redacted]	25/10/23
Bruce Estrella	[Signature]	[Redacted]	10/25/23
MAUREEN HUR	[Signature]	[Redacted]	10/28/23
Pauline Hur	Pauline Hur	[Redacted]	10/28/23

NOTG Petition






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Printed Name	Signature	Address	Date
Filip Vlancherki		[Redacted]	Oct 22 2023
Hazel Hyson		[Redacted]	Oct 22, 2023
Bobbie Presta		[Redacted]	Oct. 22/23
Krista Janzen		[Redacted]	Oct 22/23
Lee Pietrawpa		[Redacted]	Oct. 22/23
Ken Pedak		[Redacted]	Oct 22/23

Printed Name	Signature	Address	Date
Denise Pockele	Denise Pockele	[Redacted] Niagara on the Lake, ON	Oct. 23/23
Monica Vingo	Monica Vingo	[Redacted] N.O.L.	Oct 23. 10. 2023
STEPHAN CROTTY	Stephan Crotty	[Redacted] NOTE	Oct 28 2023
KATHLEEN CROTTY	Kathleen Crotty	[Redacted] NOTE	Oct 22/2023
Kyssel Shi	Kyssel Shi	[Redacted] NOTE	Oct. 22/2023
Norma Pockele	Norma Pockele	[Redacted] NOTE	Oct 24/2023
ALLEN MOSEMAN	Allen Mosman	[Redacted] NOTE	OCT 23/2023
Beth A-L-TIMIMI	Beth A-L-Timimi	[Redacted] N.O.L.	24th Oct. 2023
Jon Skelton	Jon Skelton	[Redacted]	10/24/2023
Carol Sheremetta	Carol Sheremetta	[Redacted]	10/24/2023







CAROL SHEREMETTA

Printed Name	Signature	Address	Date
G. BAKER			Oct 24/23
Meghan Nesbitt	M. Nesbitt		Oct 24/23
Stephanie Antonucci			Oct 24, 2023

NOTG Petition

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Printed Name	Signature	Address	Date
Youngbook back		[Redacted] Blvd.	Oct 15, 2023
MONTY SLINGERLAND		[Redacted] NOTL	OCT 15/2023
HENRY HALL		[Redacted] NOTL	Oct 15/2023
CAROL HALL		[Redacted] NOTL	Oct. 15/2023
John Krawiec		[Redacted]	Oct 15/13
Helen Slingerland		[Redacted] NOTL	Oct. 15/13

Printed Name	Signature	Address	Date
Marilyn Beatry	Marilyn Beatry	[REDACTED]	Oct 15/23
George McIntosh	George McIntosh	[REDACTED]	Oct 15/23
Ona McIntosh	Ona McIntosh	[REDACTED]	Oct 15/23
DORTHY KRKYJUS	[REDACTED]	[REDACTED]	Oct 15/23
JANEI RONDINELLI	[REDACTED]	[REDACTED]	Oct 17/23
Mike Chu	[REDACTED]	[REDACTED]	Oct 17/23
Iena Antoninas	[REDACTED]	[REDACTED]	Oct 17/23
Jan Antoninas	[REDACTED]	[REDACTED]	Oct 17/23
Betty Nketsh	[REDACTED]	[REDACTED]	Oct 17/23
Lindsay Graham	[REDACTED]	[REDACTED]	Oct 17/23

Printed Name	Signature	Address	Date
Ruxandra Nirle san		[REDACTED] NOTR	17 Oct, 2023.
Harish Topiwala		[REDACTED] NOTR	17 Oct. 2023
Yuchen Jiang		[REDACTED] NOTR	17 Oct 2023
M. Mac Swain		[REDACTED]	17/0ct/2023
Ivan Primpou		[REDACTED]	17/0ct/2023
Lind FISHER		[REDACTED]	17/0ct/2023
Sara Foster		[REDACTED]	17/0ct/23
Wade Rustling		[REDACTED]	Oct. 17/23
Eleanor Mckechnie		[REDACTED]	oct 17 2023
Layla Cushman		[REDACTED]	Oct. 17/2023
CYRIL PRATT		[REDACTED]	OCT 17/2023

NOTG Petition

As residents of Niagara-on-the-Lake, we are deeply concerned about the proposal to increase building heights on their property. The impact of high rises would be detrimental to our community as a whole. Niagara-on-the-Lake is known for its charming, small-town feel and picturesque landscapes - attributes that draw tourists from all over the world and contribute significantly to our local economy.

We urge the Niagara-on-the-Lake Town Council to deny White Oaks Resort and Spa's proposal for increased building heights. Our town's charm lies in its low-rise skyline and serene environment; let's protect it together.

Printed Name	Signature	Address	Date
IORNA KESSER		[REDACTED]	28 OCT '23
Mohit Kaur		[REDACTED]	28 Oct '23
Hugh MacDonald		[REDACTED]	28/oct/23
Shianne Macdonald	DIANNE MACDONALD	"	"
Mathias Wagner		[REDACTED]	28/10/23
Caroline Wagner	C. Wagner	[REDACTED]	28/10/23
Mufeer Gwary		[REDACTED]	Oct 28, 23
MIKE CAMILLERI		[REDACTED]	Oct 28/23
MOREEN CAMILLERI		[REDACTED]	Oct 28/23
Aranthany - 1		[REDACTED]	Oct 28/23
OSCAR NEWTON		[REDACTED]	Oct 28/23
Maddy Hopcraft		[REDACTED]	Oct 28/23

ROMULO GONZALEZ	R. Gonzalez	[REDACTED]	Oct 28/2023
ROSA GONZALEZ	Rosa G	[REDACTED]	Oct 28/2023
Adriana White	A White	[REDACTED]	Oct 28/2023
David White	D White	[REDACTED]	Oct 28/2023
Lorilee Elliotson	[Signature]	[REDACTED]	Oct 28/2023
DOUG BRANSON	Doug Branson	[REDACTED]	Oct 28/23
Printed Name	Signature	Address	Date
Darryl Kisser	[Signature]	[REDACTED]	10/28/23
Juan Winter	JUAN WINTER	[REDACTED]	10/28/23
PETER WINTER	Peter Winter	[REDACTED]	10/28/23
RISA EGAN	Risa Egan	[REDACTED]	10/28/23
LEIGH MACKEL	Leigh Mackel	[REDACTED]	Oct 28/2023
Malcolm	Mal	[REDACTED]	Oct 28/23
Jose	[Signature]	[REDACTED]	Oct 28/23
Therica Jean-Francois	[Signature] (PN)	[REDACTED]	Oct 28, 2023
Doree Rice	[Signature]	[REDACTED]	Oct 28, 2023
Tamyn Kelly	Tamyn Kelly	[REDACTED]	Oct 28, 2023
Doug BELANBON	[Signature]	[REDACTED]	OCT 28/2023
Fey J	[Signature]	[REDACTED]	Oct 28, 2023
Meghan McCabe	Meghan McCabe	[REDACTED]	Oct 28, 2023
Yvonne Whitlock	Yvonne	[REDACTED]	Oct 28, 2023
P. JOGATA	[Signature]	[REDACTED]	Oct 28/23

Public Meeting – White Oaks Resort and Spa Residential Development Application

Thank you the Lord Mayor, Councillors and Staff for giving me an opportunity to share my thoughts and concerns with the proposed high-density high-rise residential development at White Oaks Resort and Spa. I am generally pleased that there is a residential development application on the table as since the Glendale Secondary Plan was approved in 2010, very little residential development has resulted. Only Phase 3 of the Niagara on the Green neighbourhood was completed. That said, I have several real concerns with what has been proposed.

Glendale Aeronautical Impacts and Proposed Development Restrictions CYSN Niagara District Airport, August 11, 2023

The report, Glendale Aeronautical Impacts and Proposed Development Restrictions from Niagara District Airport, is a Niagara Region consultant report on potential aeronautical regulations impacts with regard to building heights in Glendale for future developments. I believe it is important to ascertain whether the White Oaks development falls within the regulatory boundaries of the airport, which it seems it does. In this report on the last page is an aerial view of Glendale, with individual building height restricts dependant on topography overlaid. For the specific area where White Oaks is proposing their residential development, the height restriction is 16.25 metres above ground. This is significant, as the tallest proposed tower on the White Oaks property is 82.5 metres, which is significantly higher than the restriction imposed by the Aeronautical Act and will require White Oaks request a formal exemption from Transport Canada before this development can go ahead. I am unsure why the Town is

considering this development application prior to the proponent getting the required exemption. Seems backward to me.

Proposed Tower Locations Within the Development Application

According to the proposal from White Oaks, there are 4 towers proposed for the high-density development. The tallest, at 25-storeys, is at the corner of Glendale and Taylor Roads directly across the intersection from the low-density Niagara on the Green neighbourhood with its single-family bungalows, 2-story homes and townhouses. The 21-storey tower is along Glendale Avenue directly behind the 25-storey tower. The lower 18 and 17 storey towers are behind and closer to the White Oaks Resort. It is requested that the proponent consider moving the two higher towers to the area closest to the White Oaks Resort and moving the two lower towers to where the current 25 and 21 storey towers are proposed. This would then provide a bit more of a transition from the low-density Niagara on the Green neighbourhood through a tired step up in building heights in the high-density White Oaks proposal.

Set Back Requirements in the Glendale Secondary Plan

The Glendale Secondary Plan has distinct set backs stated for the White Oaks property: “buildings above 8 storeys shall be set back a minimum of 30 metres from Taylor Road and a minimum of 60 metres from the southern-most point of the site.” This is intended to provide an appropriate transition to lower buildings on surrounding properties. I consider Niagara on the Green as one of those surrounding properties and the proposal as presented does not respect this policy. For that, this proposal needs to be carefully considered in regard to already long-established buildings/homes in the area.

An Appeal for Reduced Building Heights at White Oaks

This proposed development is a significant change in Glendale's skyline. It has a significant impact on the Niagara on the Green neighbourhood. During the presentations at the Open House there were several references to the Glendale Secondary Plan. What was not mentioned though was what the Glendale Secondary Plan envisions for building heights when White Oaks develops their property. Within the Plan, there are several references to potential building heights, the highest being up to 16 storeys with one tower permitted up to 20 storeys. I am appealing to the proponent to show a little love to the residents of Niagara on the Green and lower their proposed tower heights to become more inline with the Glendale Secondary Plan.

Thank you.