

White Oaks Redevelopment

Proposed OPA & ZBA [OPA-07-2023 & ZBA-16-2023]

Presentation By:

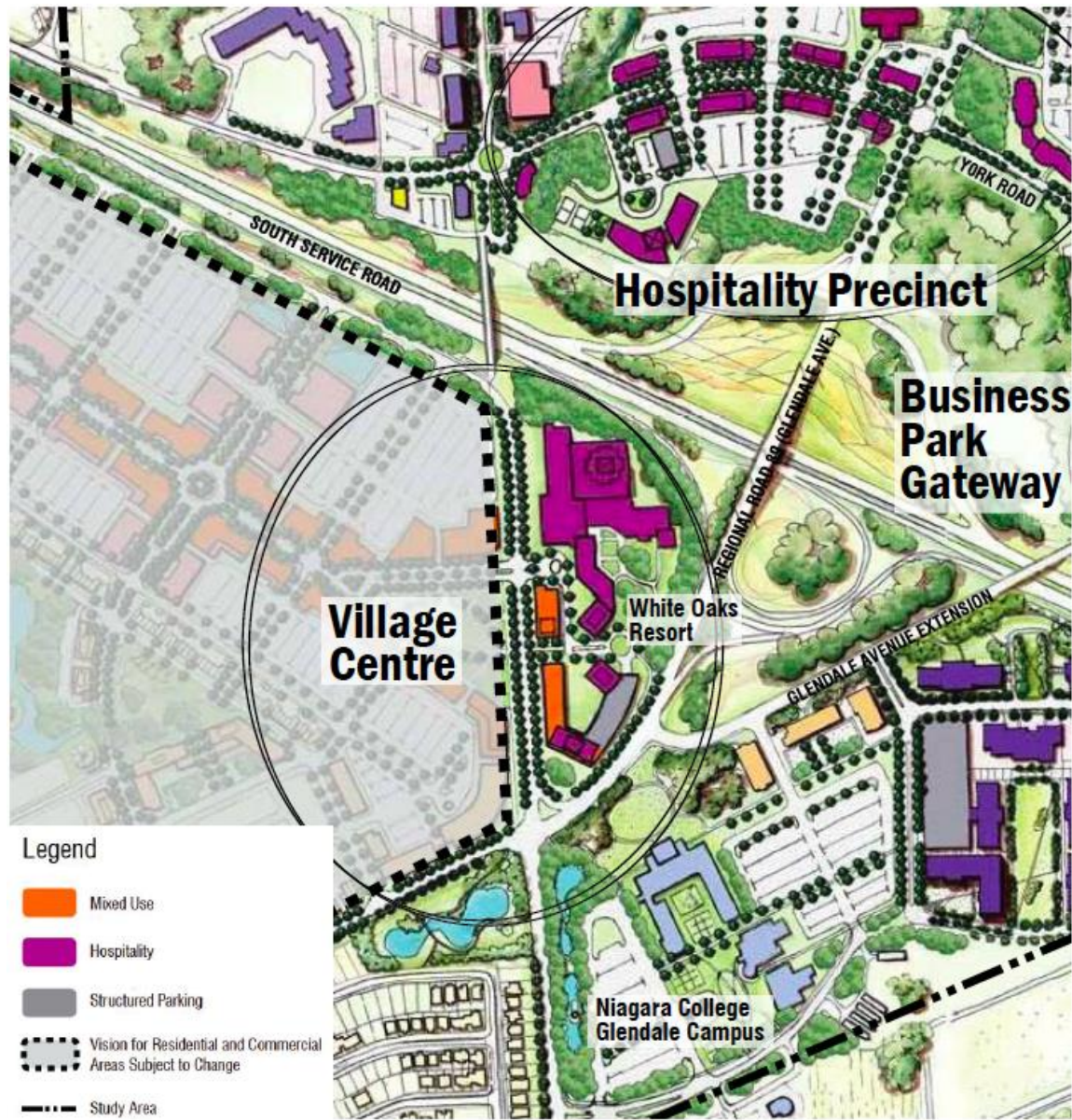


Stephen Bedford, MCIP, RPP, PLE (LANDx)

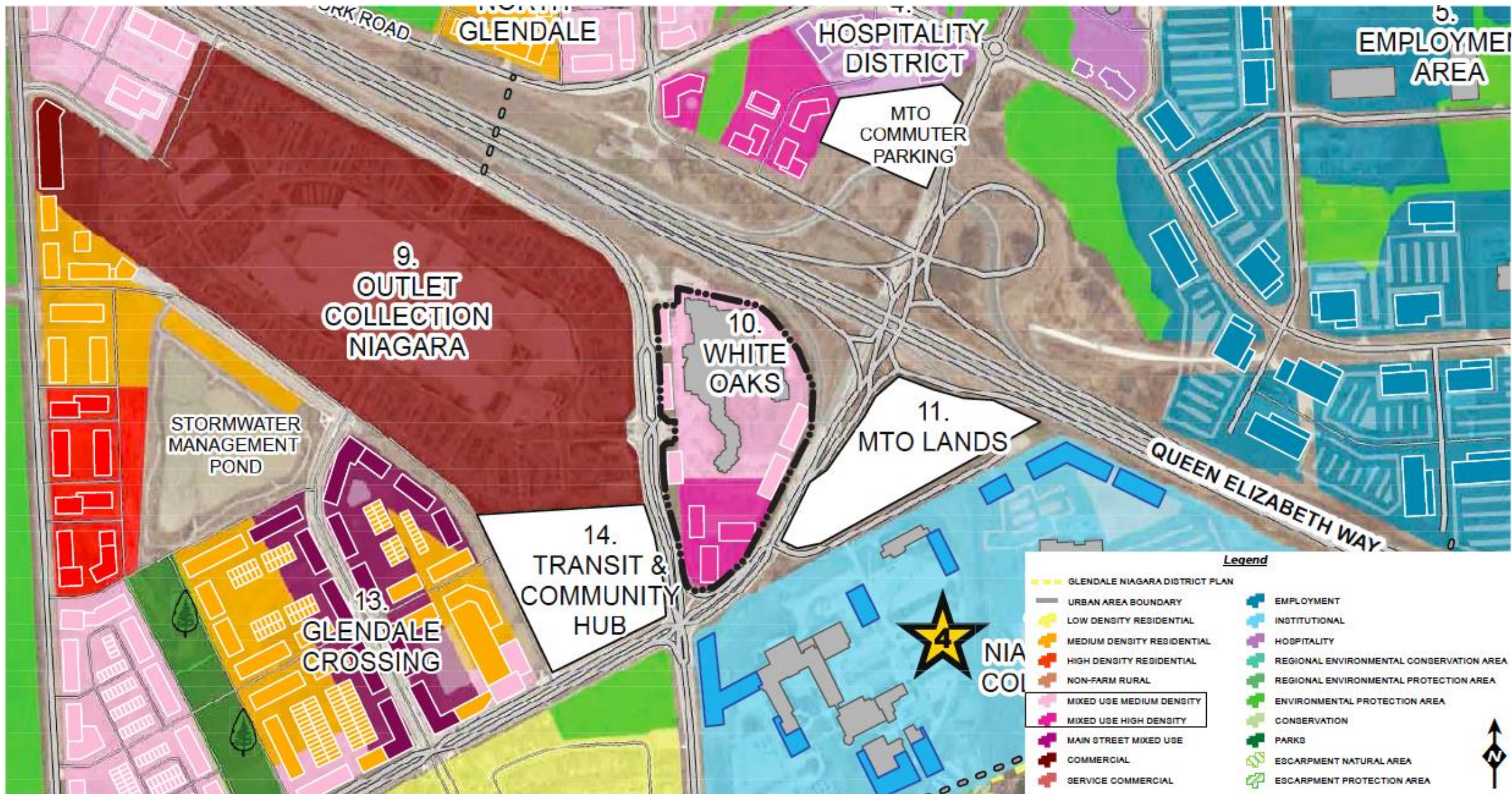
Committee of the Whole - Planning
June 11th, 2024



Prepared by Giannone Petricone Associates



- Create a **unique identity** for the community that **respects the character** of the Town's other communities and **distinguishes the highway interchange**;
- Establish a preamble to Old Town that reinforces and **enhances Niagara-on-the-Lake's image** to visitors;
- Encourage a **range of employment uses** in the area, including industrial, research and development, office, institutional, hospitality and retail;
- **Enhance the transportation network** such that pedestrians, cyclists, cars, trucks, and transit are accommodated comfortably and safely;
- Ensure residents, workers, students and visitors in Glendale have **good access to amenities**, generally within walking distance



-  **5.85 ha (14.5AC)**
total site area
-  **1.99 ha (4.9AC)**
resort addition area
-  **810**
residential units
-  **1,515 m²**
retail GFA
-  **74,745 m²**
residential GFA
-  **896 m²**
POPS
- 138**
units per ha



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PUBLIC REALM & OPEN SPACE

Urban Edge



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Gateway Plaza (POPS)



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Questions?

