

**Petition to Deny White Oaks Resort and  
Spa's Proposal to Increase Building  
Heights in Glendale**

## The White Oaks and Spa Proposal:

The application proposes a 17 and 21 storey apartment buildings containing 390 residential units and an 18 and 25 storey mixed-use buildings containing 420 residential units and 1,515 square metres of ground floor commercial/retail space. All high-rises are at street edge.



Petition Question: As residents of Niagara-on-the-Lake, we are deeply concerned about the proposal to increase building heights on the White Oaks 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 to increase building heights. Our town's charm lies in its low-rise skyline and serene environment; let's protect it together.

Methodology: Initially did door to door canvassing in the Niagara on the Green neighbourhood gathering signatures on a paper petition. This was completed by several resident volunteers.

To garner more signatures from residents of Glendale, a Change.org petition was created.

The completed petition was emailed to the  
Fraser Glendale

## Petition Results:

Paper Petition: 136 signatures

Change.org Petition: 506 signatures

## Selection of Comments from Signatories:

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

"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."

"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."

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

"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,

What the Glendale Secondary Plan states about the White Oaks Property:

“Village Centre on the south side of the QEW, a publicly accessible open Road becomes the heart of a mixed-use Village Centre where White Oaks, Niagara on the Green and a future retail destination physically and function together. Commercial, apartment and/or hotel buildings up to eight store active ground floor uses, will frame the open space. The park and the re shops and services that surround it will be a place for residents, students and visitors to gather. The White Oaks site will gradually be intensified hotel space in buildings up to sixteen storeys and mixed-use buildings a

**We respectfully request that NOTL Town Council denies the White Oaks Res**