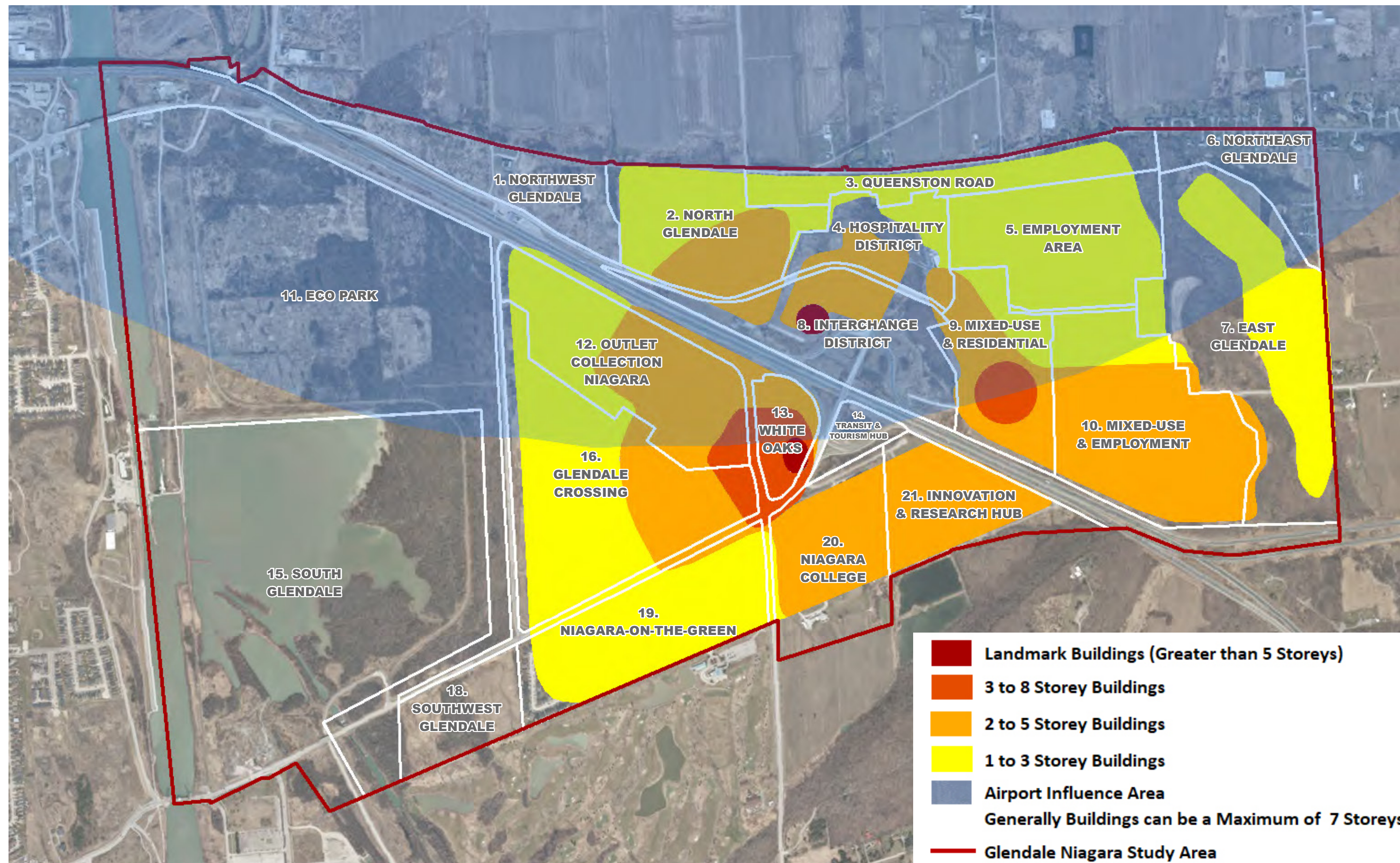


Building Height Permissions

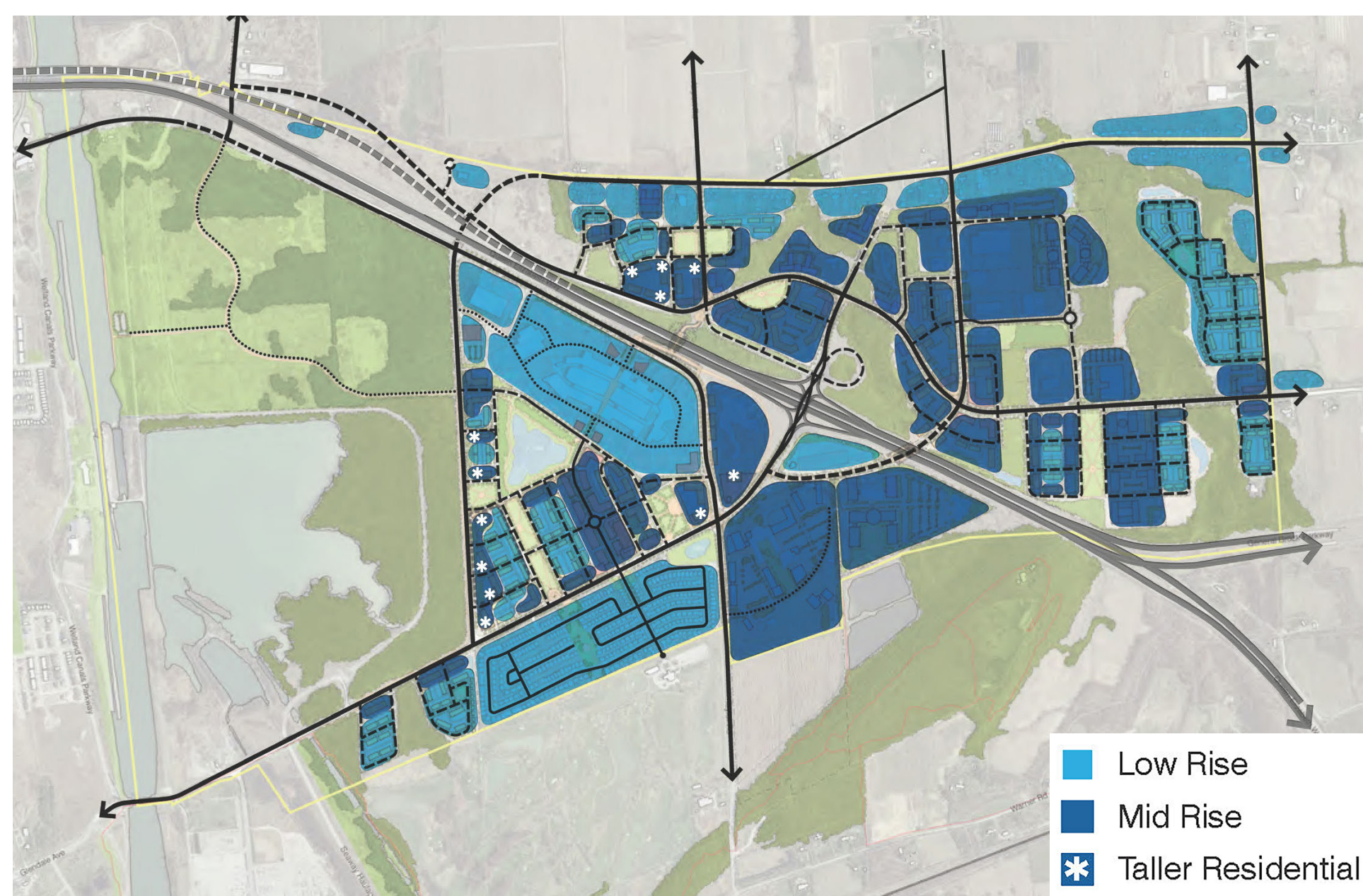
Existing



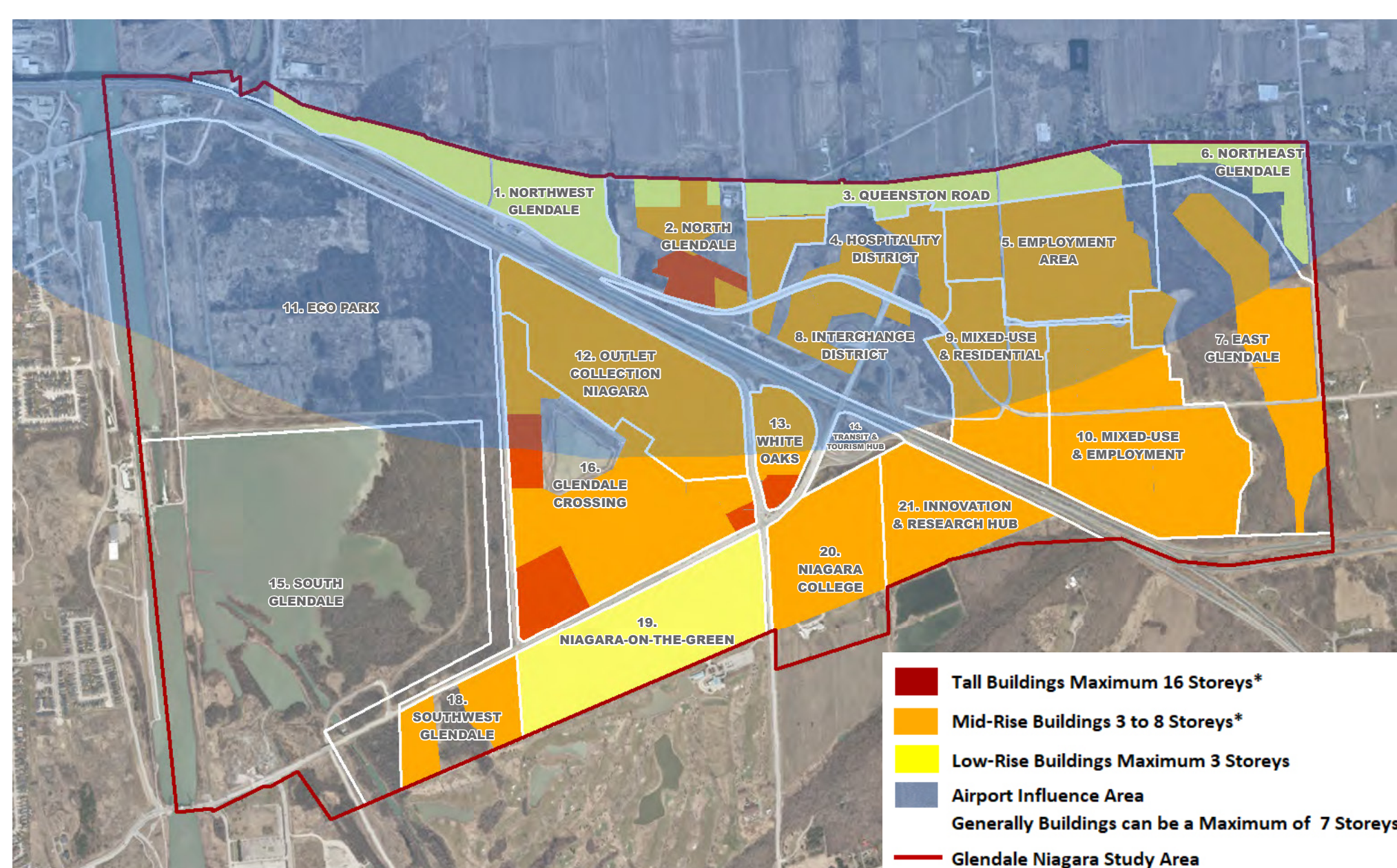
Notes: As per Policy 3.3.7 (1) iv. of the Glendale Secondary Plan, notwithstanding the height limit of 16 storeys for a building in the centre of the White Oaks site, one building in this area may be permitted, with a maximum height of 20 storeys without amendment to the Secondary Plan, subject to the approval of Council at the time of rezoning and site plan review. The Secondary Plan contains other policy provision detailing height, massing and location of buildings on certain properties.

Source: IBI Group Based on Schedule F1 of the Glendale Secondary Plan (adopted 2010) and St. Catharines Airport zoning Regulations SOR/84-901 Note: Approximate height overlay for information purposes only.

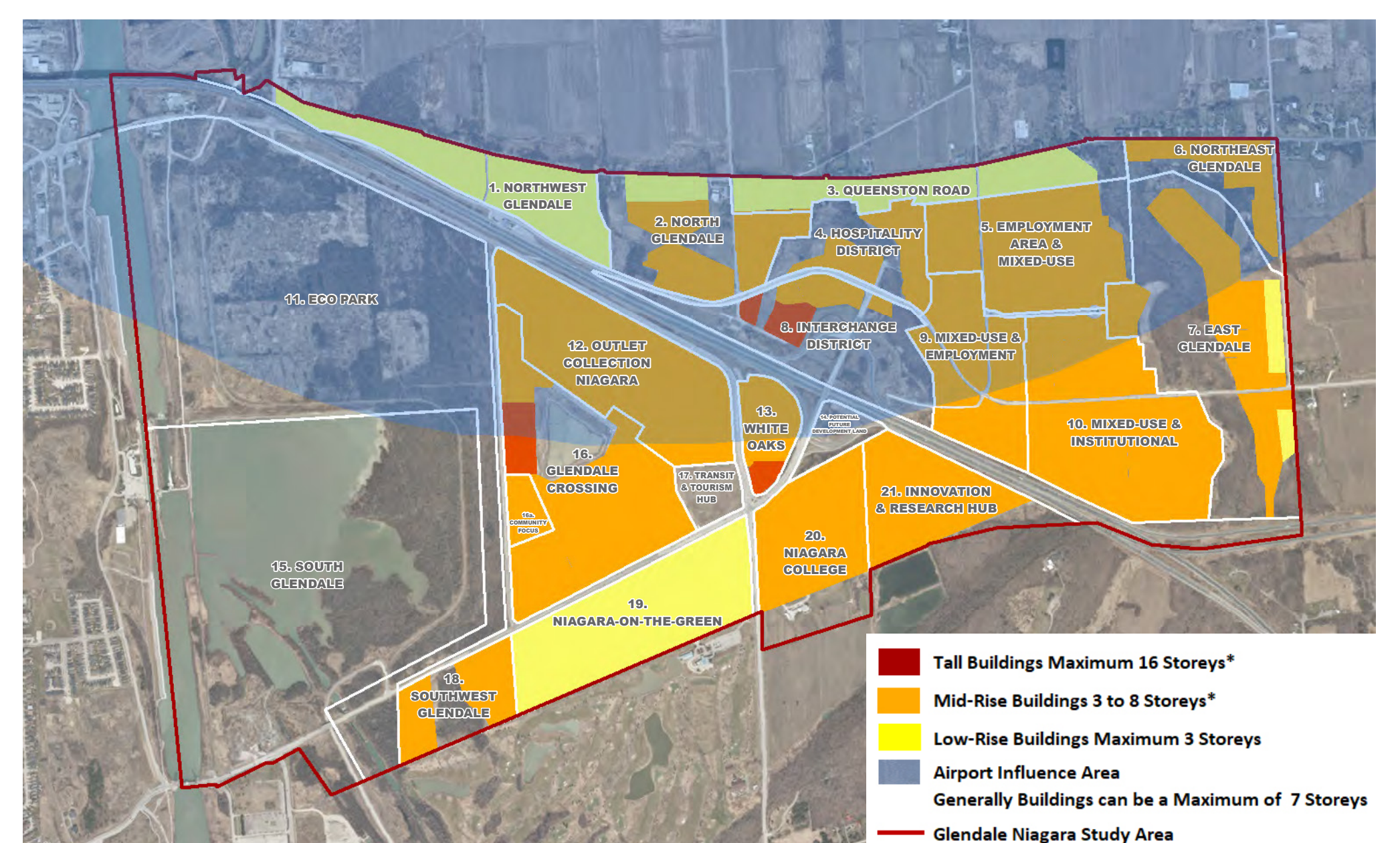
Proposed in Phase 1 Vision for Glendale Niagara



Proposed with Draft Land Use Option A (Phase 1 Vision with Minor Adjustments)



Proposed with Draft Land Use Option B (Phase 1 Vision with Some Alternations)



Notes: It is proposed that within the Medium Density Residential and Mixed-Use land designations (shown above as Mid-Rise) new buildings are generally to be a minimum of 3 storeys in height, however exceptions can be made for certain institutional and commercial uses. It is also proposed that within the High Density Residential and Mixed-Use land designations (shown above as Tall). Building heights of up to 20 storeys may be permitted subject to further review and analysis.