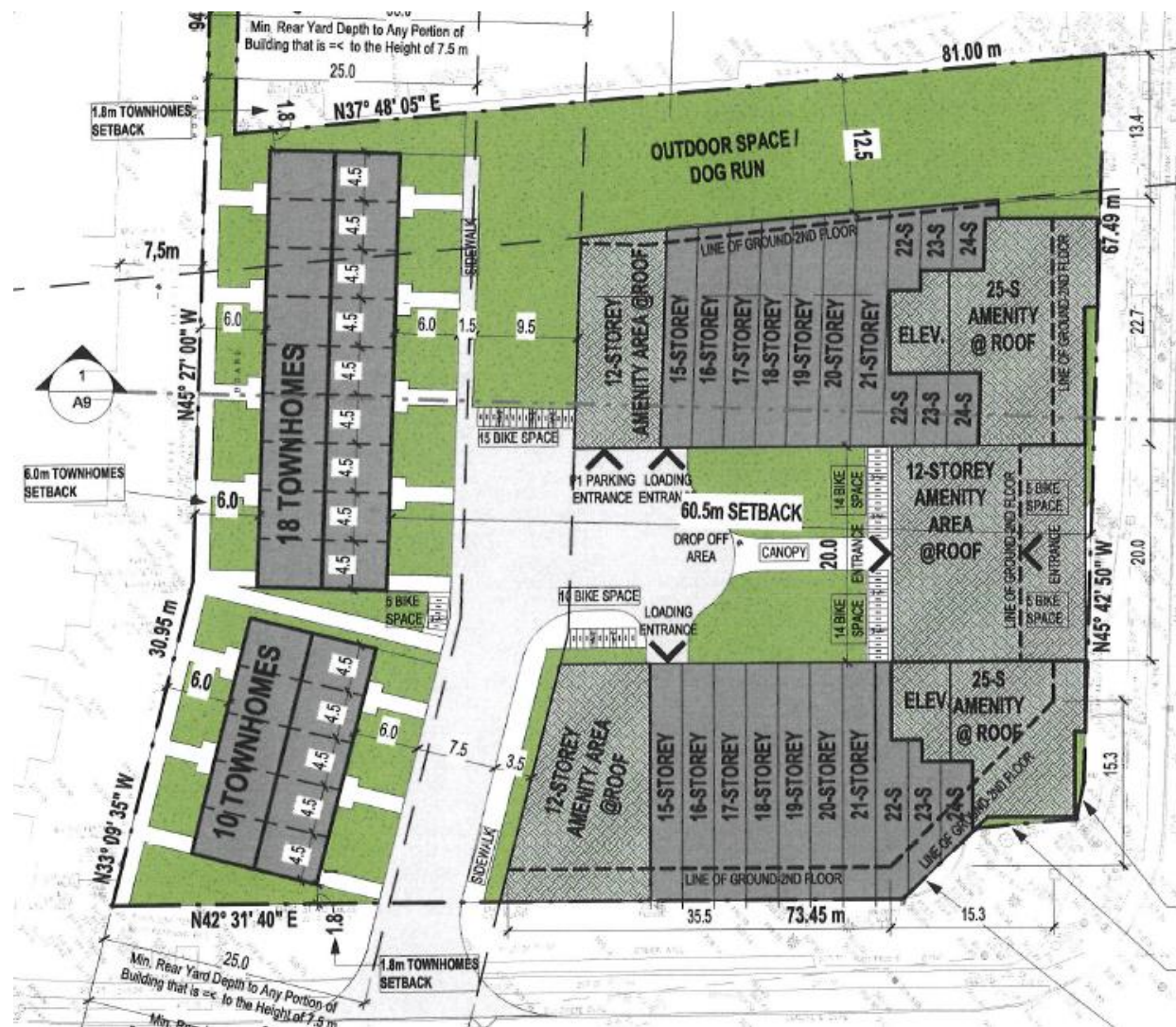




Current By-Law –green, connected, public realm space



Proposed Variance – minimal green space, not connected, no public realm space, wind, skyview, parking impacts