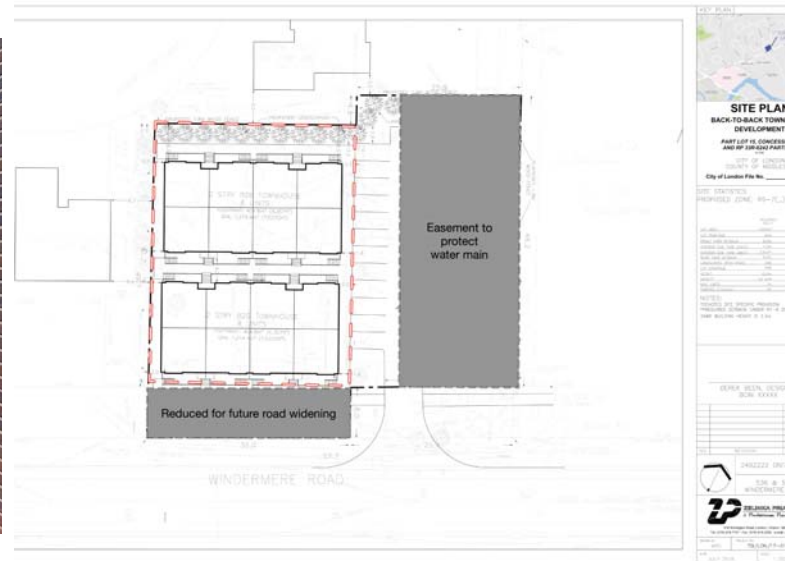
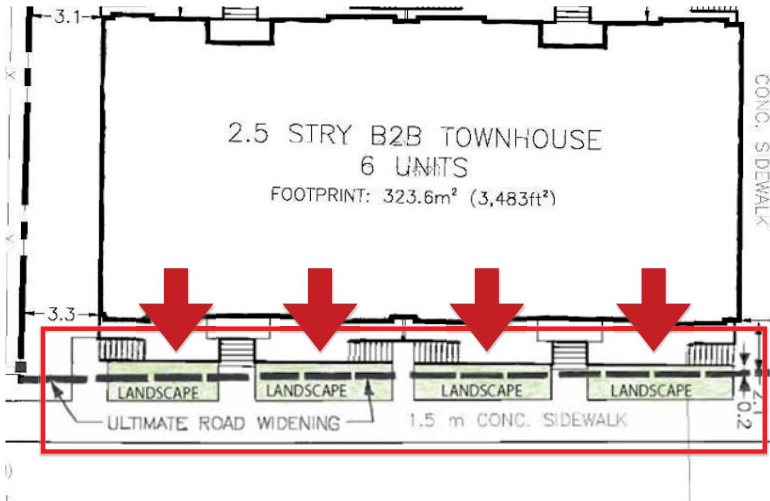
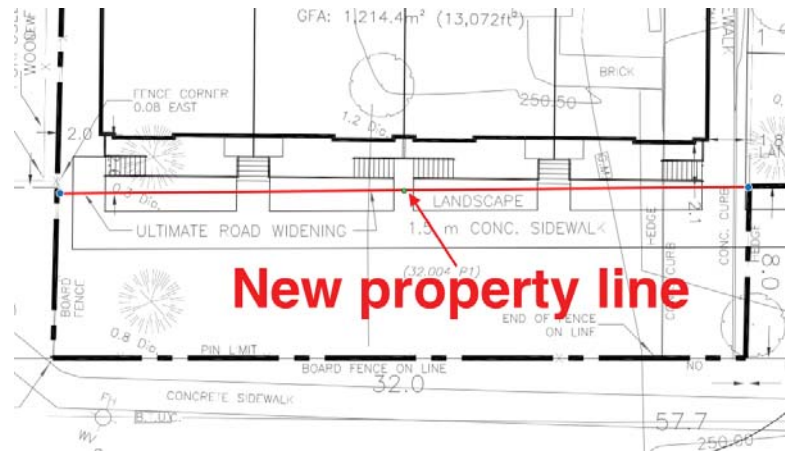


Front Encroachments





Requested Zoning By-law Amendment

Reasons for Recommending Refusal

- The requested amendment does not conform to the residential intensification policies in *The London Plan* or the *1989 Official Plan*.

Specifically, appropriate development standards were not provided to minimize or mitigate potential adverse impacts for adjacent properties to ensure compatibility & good fit with the receiving neighbourhood

- The Zoning By-law does not contemplate the proposed level of residential intensity in a cluster townhouse form outside of Central London & the proposed intensity & form of development is an over intensification of the site