

# Applicant Submission

Company Name (if applicable):

Max Tayefi Architect Inc.

Applicant's Name:

Sayeh Moayerian

Date:

April 11, 2025

LOC Number (office use only):

The landowner respectfully seeks to initiate a land use amendment to re-designate the portion of the property currently designated as M-CGd30, which has already been consolidated with the existing MC-1 parcel. This proposed adjustment is intended to align the entire site under a unified land use framework that better supports increased density and facilitates a more coordinated and efficient approach to future site development.

The purpose of this amendment is to enable the addition of two townhouse buildings comprising a total of 8 units and 4 secondary suites within a three-storey built form. This expanded development is envisioned as a thoughtful and complementary extension to the existing townhouse proposal, contributing to a more diverse and attainable housing stock in a highly desirable and well-connected location.

By promoting gentle densification within an established urban area, the proposal aims to respond to the growing demand for more affordable housing options, while remaining sensitive to the surrounding context and supporting the City's broader planning objectives.

