

Applicant Submission

Company Name (if applicable):

M Cube Holding Ltd.

Applicant's Name:

Murugathas Vairamuthu

Date:

Feb 9, 2026

LOC Number (office use only):

LOC2025-0226

Subject Site: 15307 1st Street S.E.

Proposed Zoning: MC-1 – Multi-Residential – Contextual Low Profile

Community: Midnapore

The applicant is proposing to re-designate the subject property from S-FUD to MC-1 (Multi-Residential – Contextual Low Profile) to allow for low-profile multi-residential development.

The MC-1 district is well suited to the site and surrounding, as it permits modest residential density while incorporating contextual development standards that regulate building height and setbacks. These controls ensure that future development will be compatible with adjacent residential properties.

We believe the proposal aligns with the efficient use of existing infrastructure and a greater range of housing options in developed areas. The site is well served by existing roads, transit, and municipal services, and no significant impacts on servicing or transportation are anticipated.

Specific details related to building design, parking, landscaping, and access will be reviewed and addressed through a future development permit application.

Approval of this Land Use Re-designation application is respectfully requested.

Sincerely,

Murugathas Vairamuthu

M Cube Holding Ltd.