

I have reviewed the most recent available information provided by the applicant and the City staff report for the 105 Elmira Road North application and have several questions and comments:

1. The report notes the current Neighbourhood Commercial Centre designation (NCC) for the property permits a maximum height of 6 storeys. It was noted at the May 13, 2025 public meeting that area residents were unaware until recently of the height requirements under the current NCC designation. Some of the older area residents were under the impression that the height requirements were lower. Are there examples of other NCC lands in the City where the buildings are 6 storeys in height? The NCC centres nearby e.g. at Paisley Rd and Imperial Rd. are only 1 storey in height. If there are no 6 storey NCC buildings elsewhere in the City, then is the applicant being a little spurious/stretching the point in using the NCC allowable height as the justification for a 6 storey residential building. I am concerned that this type of argument will be used, in future, in other development proposals to justify higher buildings.
2. The applicant has indicated that they are seeking federal government funding to support the supply of affordable units in the project. What does the applicant plan do if they are not successful in receiving such funding? If the applicant does not provide affordable units, will the City staff reconsider some of the exemptions/amendments that the applicant is seeking to the zoning bylaw requirements?
3. The applicant is also proposing a reduced visitor parking rate of 7 per cent of the total parking, whereas Table 5.3 Row 2 of the Zoning By-law requires that a minimum of 20 per cent of the required parking spaces be provided as visitor parking. Given that the city is still a very auto oriented place, is the City staff being very optimistic that visitors will use transit and bicycles that will support the proposed reduction in visitor parking spaces? Once the building is occupied, will the City monitor the on-street parking on Willow, Flaherty and Elmira Roads to control any overflow of cars resulting from the 105 Elmira Road visitors?
4. I strongly support the city staff comments regarding the applicant looking at all opportunities to plant trees as part of this proposed development, providing large canopy trees that provide benefit to the environment, human health and the economy. I trust that these objectives will be strongly supported at the site planning stage.

Regards,

Norman Matsumoto