

March 24, 2020

Mr. Edward John
Director of Housing
Health and Safe Communities, City of Hamilton
350 King Street East
Hamilton, Ontario
L8N 3Y3

**Re: 90 Carling Street – Proposed New Apartment Building
Road Widening**

Dear Mr. John;

As you are aware the owners of the future 90 Carling street apartment development have been asked to dedicate land towards a future road widening along the King Street property line. This request is new for this most recent version of the site plan application, and was not asked for during the previous approval process.

We have made every effort designing this building to adapt to a floor plan layout which works within the previously approved building envelope, it was a tedious exercise making the units work to yield a net square footage critical to the financial success of the building. The following items would be lost for the project and the community with this potential setback.

- Larger 3 bedroom units - This extra square footage is crucial in a mixed income building because this extra space in a market unit helps drive extra revenue that pays for the reduction in rent in the other 20 affordable units. Currently we are subsidizing 20 units as affordable by roughly \$300-500 per unit per month. By losing the extra square footage on the market units our revenue is reduced by a further \$90 per unit per month for 14 additional units.
- Family Units - The units that would be shrinking are 3 bedroom units, this would make the family sized suites even smaller. In a market where larger units are in high demand and is projected to increase as the affordability worsens, having bigger family sized suites would be a benefit to the community.
- Parking- Majority of the units within the north-south wing of the building have had to be reduced in square footage, yielding smaller units. Additionally and perhaps most importantly, the below grade parking area has been negatively affected resulting in a reduction of 4 parking spaces.

Overall the larger suites and additional revenue that can be realized by having these units at the larger proposed size a) provide more viability to the project and b) provides community benefits in affordable housing and larger family sized suites that are not currently in the market and are not being built.

I've attached an aerial view of King Street showing the number of buildings that would be affected by the road widening, and it seems inconceivable that the municipality would expropriate lands for this entire corridor particularly with the cancellation of the LRT project.

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I believe this road widening is causing unnecessary hardship to the project. We feel the expected process described to us to obtain our site plan is not what we are experiencing now. Based on these previous conversations with planning, our prior conditional approval and the quicker planning process which was promised from the outset, we believed this would allow a swift and smooth process to get construction started ASAP. This was a driving factor in our decision to move ahead with affordable units and facilitate your approval for financing through CMHC's RCFI program. As this process drags on and the further we push back our completion date we increase the uncertainty and risk of this project.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Sam Esposito". The signature is fluid and cursive, with a long horizontal stroke at the end.

Sam M. Esposito. M.Arch, O.A.A