

# Victoria Ave North | 03 Unit Conversion

Hamilton



**Property Type:** Residential Investment Property

## **Project Overview:**

Our client came to us in a high-stress situation: the City had issued an **Order to Comply** due to unauthorized or non-compliant construction work. With timelines tightening and enforcement looming, our team stepped in to bridge the gap between the site conditions and municipal expectations—**without triggering a full redesign or major construction tear-outs.**

## **Scope & Strategy:**

- Conducted a site review to assess all flagged deficiencies in the Order.
- Coordinated directly with the City's Building Inspector and Enforcement Officer to clarify code expectations and inspection concerns.
- Developed targeted drawing updates and engineering support to resolve the deficiencies in a way that maintained the investor's budget and timeline.

Instead of pushing for unnecessary upgrades or blanket changes, our team focused on smart, **surgical solutions** that satisfied the City while preserving the integrity of the work already done.

## **Challenges Solved:**

- Avoided costly demolition or full permit rejection by working *with* the inspector, not against them.
- Balanced legal code requirements with REI construction budgets.
- Fast-tracked documentation and inspection coordination to close the file quickly.

**Investor Benefits:**

- Resolved City enforcement issue without halting the project or triggering rework.
- Minimized delays and additional costs through strategic code interpretation.
- Preserved contractor relationships and investor confidence during a high-pressure situation.

**Current Status:**

Order to Comply fully resolved. Permit finalized. Project back on track.