

# Rosslyn Ave | 05 Unit Conversion

Hamilton



**Property Type:** Existing 4-Plex + Attached Single-Family Unit

## **Project Overview:**

This project involved a unique property consisting of a **4-unit residential building attached to a single-family home**, for a total of 5 units on a single lot. While the unit count was already maximized under local zoning, the layout and condition of the interior left significant untapped potential.

Our goal: perform a **full gut renovation and reconfiguration** of all five units to optimize layouts, improve unit flow, and increase bedroom counts—ultimately enhancing rentability and ROI.

## **Scope & Strategy:**

- Completely stripped the interior of all five units down to the framing.
- Redesigned floorplans to add more **functional bedrooms**, larger shared spaces, and upgraded amenities.
- Coordinated new electrical, plumbing, and HVAC systems across all units while ensuring fire separation and sound attenuation per OBC multi-unit residential standards.

Where possible, we also aligned room layouts with existing window placements and egress routes to **minimize structural alterations** while maximizing livable space.

## **Challenges Solved:**

- Modernized outdated layouts for today's rental market without increasing the unit count.
- Balanced bedroom density with code compliance for light, ventilation, and exit paths.

- Coordinated phasing and permit strategy to keep as much of the building operable during construction as possible.

**Investor Benefits:**

- Improved overall rental mix and rentability through larger, better-planned units.
- Increased revenue per square foot without triggering rezoning or additional municipal approvals.
- Delivered a revitalized, compliant multi-unit asset built for long-term tenant retention and cash flow.

**Current Status:**

Full interior redesign complete. Reviewing Construction Budget before submitting for Building Permits!