

# 9th Avenue | 09 Unit Conversion

Hanover

**Property Type:** Deep-Lot Single-Family Home

**Project Overview:**

What began as a standard single-family home on a deep urban lot is now being reimagined as a **9-unit residential property**, combining smart interior conversions with new-build density in the rear yard. Phase one transforms the existing home into a **legal triplex**, with self-contained units in the basement, main floor, and second floor. Phase two involves a brand-new **two-storey rear addition** designed to accommodate **6 additional residential units**—bringing the total unit count to 9, all on a single lot.

**Scope & Strategy:**

- Reconfigured the existing structure into three fully compliant units with dedicated entrances, fire separation, and HVAC zoning.
- Designed a purpose-built two-storey rear structure to house six more units—efficiently laid out for light, ventilation, and privacy.
- Coordinated full **Site Plan Approval (SPA)** submission, including grading, servicing, parking, and landscaping plans in compliance with municipal requirements.

**Challenges Solved:**

- Balanced existing building constraints with new construction for a seamless property-wide solution.
- Navigated zoning compliance and parking ratios during SPA process.
- Future-proofed servicing and drainage across both structures, planning for long-term durability and tenant satisfaction.

**Investor Benefits:**

- Achieved **9-unit density** on a single residential lot through a mix of conversion and addition.
- Increased income and property value by layering vertical and rear-lot intensification.
- Created a balanced unit mix ideal for singles, couples, and small families—positioned for long-term stability and strong rent roll.

**Current Status:**

Triplex design underway. Rear addition design approved for Site Plan Approval.

ROJAS