

King Street E | 10 Unit Conversion

Hamilton



Original Condition: Vacant, Gutted 3-Storey Mixed-Use Building

Final Layout: 2 Commercial Units + 8 Residential Units (Including Loft-Style Mezzanines)

Project Overview:

This once-vacant, fully gutted 3-storey building in **downtown Hamilton** is now undergoing a complete transformation—soon to become a **vibrant mixed-use destination** with **10 total units**:

- **2 Commercial units** on the ground floor for retail, office, or boutique uses
- **4 Residential units** on the second floor
- **4 Loft-style residential units** on the third floor, each featuring a private **mezzanine level with “open-to-below” designs**—bringing in light, volume, and architectural flair

This redevelopment is not just about density—it's about **quality urban living**, adaptive reuse, and blending heritage bones with modern finishes.

Scope & Strategy:

- Created **two ground-level commercial units** with dedicated entrances, ideal for downtown retail or service tenants
- Designed 8 total residential units across floors 2 and 3, all code-compliant with upgraded kitchens, bathrooms, HVAC, and egress
- Integrated **mezzanine lofts in each top-floor unit**, showcasing dramatic ceiling heights and spatial flow
- Full envelope, interior, and structural rebuild including fire separations, soundproofing, sprinklers, and heritage-inspired exterior finishes

- Engineered layout to maximize usable space without changing footprint

Challenges Solved:

- Converted a derelict structure into a desirable, revenue-generating asset
- Coordinated all residential and commercial servicing in a compact urban footprint
- Balanced zoning, form, and functionality within a heritage-core setting
- Implemented design-forward residential features (mezzanines, open-to-below layouts) within a code-compliant multi-unit framework

Investor & Community Benefits:

- Added **10 revenue-generating units** to a formerly unused property
- Brings vibrancy and foot traffic back to a prime corner of downtown Hamilton
- Unique mezzanine loft units cater to professionals and creatives seeking architectural character and modern amenities
- Ground-floor commercial space adds long-term mixed-use value and community benefit

Current Status:

Building Permit under city review. Construction to start in May 2025.