

Victoria Ave N | 06 Unit Conversion

Hamilton



Property Type: Existing Semi-Detached Building | 3 Units Per Side (6 Total)

Initial Designer: External Firm (Original Permit Secured)

Final Outcome: Permit Closed – April 2025

Project Overview:

This project highlights another case where a real estate investor came to us **mid-construction**, after experiencing a complete lack of support from their original designer. The building—a **semi-detached 6-unit residential property in Hamilton**—had already secured a permit through a different firm. But once **on-site conditions deviated from the approved plans**, the previous designer disengaged, leaving the investor with unresolved issues and frustrated building inspectors.

That's where **Rojas Empire stepped in**.

Over the course of nearly **12 months**, our team worked relentlessly to **re-draw, revise, and coordinate** a solution that would meet both code and construction realities. After multiple plan iterations, direct communication with city inspectors, and several **on-site visits**, we were finally able to **officially close the permit in April 2025**.

Scope & Strategy:

- Reviewed the original permit set and identified discrepancies with current on-site construction
- Re-drafted plans to match field conditions while staying compliant with OBC and zoning
- Coordinated directly with Hamilton building department and inspector team to find resolution

- Conducted **multiple site visits** to confirm build accuracy, safety, and documentation
- Delivered final drawing updates required for permit closeout—bringing the project to a successful end

Challenges Solved:

- Resolved a year-long stalemate between design, city, and construction team
- Repaired a fractured relationship between the project and local authorities
- Restored confidence and control to the investor, allowing them to focus on new opportunities

Investor Benefits:

- Permit officially **closed as of April 2025**—eliminating future compliance or liability concerns
- No further delays or enforcement risks tied to incomplete inspections or paperwork
- Peace of mind to move forward and focus on scaling their portfolio

Current Status:

Permit successfully closed. Project complete. Investor now focused on next property.