

Blake St | o8 Unit Conversion

Hamilton



Property Type: Existing 6-Unit Residential Building

Proposed Layout: 8 Units Total (6 Existing + 2 New Basement Units)

Project Overview:

In this value-focused intensification project, our team is transforming an existing **6-unit residential building** into a **legal 8-unit property**.

The strategy: add **two new basement units**, each with its **own dedicated exit**, natural light access, and full compliance with Ontario Building Code fire and egress requirements.

The design takes advantage of existing square footage and underutilized basement space—eliminating the need for exterior additions or building envelope expansion.

Scope & Strategy:

- Proposed two fully self-contained **basement residential units**, each with private entrances and independent services.
- Designed layouts that meet code for bedroom egress, STC ratings, ceiling heights, and ventilation.
- Addressed parking challenges by **pursuing zoning-compliant solutions** in a tight urban area through proactive municipal coordination.

Challenges & Current Status:

- Parking limitations required creative on-site reconfiguration and engagement with city planning.
- Project is **currently on hold** while the owner **reviews construction budgets** related to foundation upgrades, servicing, and final finish options.
- Drawings and approvals are partially completed, making it ready to resume once financial strategy aligns.

Investor Benefits (Once Completed):

- Increased unit count = improved cap rate, NOI, and long-term property value.
- Basement units designed to maximize privacy and minimize noise disruption for upper tenants.
- Strategic pause allows for smarter budget allocation without compromising end value.

Total Unit Count After Completion:

8 Legal Units (6 existing + 2 basement additions)