

Jamie Ann Street | 03 Unit

Conversion

Hamilton



Property Type: 4-Level Backsplit Single-Family Home

Project Overview:

This property presented an ideal opportunity for multi-unit intensification in a low-density East Mountain neighborhood. Purchased as a single-family 4-level backsplit, our team was brought in to unlock its full income potential—both immediately and for future growth.

Scope & Strategy:

Phase one: a complete redesign to legally convert the home into a duplex. Given the unique split-level structure, we ensured both units would have proper egress, privacy, and independent services—critical for long-term tenant retention and city approval.

Phase two (in planning): converting the existing attached garage into a self-contained third unit. In anticipation, our design already accommodates fire separation, rough-ins, and spatial zoning compliance to avoid future permit friction.

Challenges Solved:

- Designed two self-contained units within the constraints of a staggered-level layout.
- Pre-planned future third unit for seamless future permit and build.
- Integrated code-compliant sound separation and HVAC zoning from day one.

Investor Benefits:

- Legalized an income-generating duplex with a built-in path to triplex.
- Phased execution to match the investor's financing schedule.
- Elevated the resale and appraisal value significantly through legal status.

Current Status:

Duplex design finalized and approved for permit. Garage suite design in hold pattern pending phase one completion.