

# Carling Street | 27 Unit Conversion

Hamilton



**Original Building:** 3 Storeys | 27 Units

**Final Target:** 35 Units (8 New Legal Basement Apartments)

## **Project Overview:**

Back in **2018**, this property stood as a typical **3-storey, 27-unit apartment building** in Hamilton, ON. Fast forward to today, and construction is nearly complete on **8 brand new 1-bedroom, 1-bathroom apartments**, created by **converting underused basement storage rooms into legal residential units**.

The original structure already had the space—we simply saw the opportunity to **reconfigure and legalize it**, maximizing both value and unit count *without touching the exterior envelope*.

## **Scope & Strategy:**

- Converted basement-level storage into **8 fully compliant residential suites**
- Designed for modern living: 1 bed, 1 bath per unit with full kitchens, fire separation, and ventilation
- Upgraded all life safety systems including fire alarms, exits, and mechanical systems
- Preserved the building's original form while significantly increasing density

## **Navigating Zoning Challenges:**

Hamilton zoning bylaws required **additional parking** for the new units—a common roadblock in intensification projects.

Our team:

- Worked closely with planning consultants to justify the variance
- Submitted a thorough case to the **Committee of Adjustment (CofA)**
- **Won approval** for reduced parking—unlocking the project's full potential without expensive site modifications

**Investor Benefits:**

- Increased unit count from **27 to 35**—more rent, higher NOI, and stronger long-term valuation
- No building expansion required—just strategic interior redevelopment
- Legalized high-demand 1-bedroom units ideal for professionals, students, and small households

**Current Status:**

Construction completion.