

Mount Albion | 10 Unit Conversion

Hamilton



Property Type: Oversized Single-Family Home

Project Overview:

When the previous design team said “it couldn’t be done,” we stepped in to prove otherwise. This oversized, underutilized home had far more potential than met the eye. Through strategic zoning interpretation and detailed building code analysis, we were able to unlock a full **10-unit legal conversion**—all within the existing building envelope.

Scope & Strategy:

Most professionals missed the opportunity hidden in the zoning fine print. We didn’t.

Our team:

- Conducted a deep zoning review to uncover permissions and overlooked density allowances.
- Crafted a compliant floor plan with fully self-contained units, meeting fire, sound, and egress requirements for each one.
- Integrated multiple mechanical zones, service strategies, and exit paths—all coordinated with minimal disruption to the existing structure.

We didn’t just design to code—we maximized the **legal limit** of what was possible.

Challenges Solved:

- Reversed previous consultants' assumptions that capped the unit count well below 10.
- Navigated complex lot size, frontage, and density regulations with precision.
- Delivered a compliant and highly efficient 10-unit layout within a single-family building footprint.

Investor Benefits:

- Turned a single house into a **10-door income generator**.
- Avoided rezoning or minor variances by using zoning allowances to their full extent.
- Proved the value of working with a design firm that knows how to *read between the lines* of Ontario zoning bylaws.

Current Status:

Building permit approved. Construction is planned to be finished for early Q3 2025.