

# Fairholt Road South | 04 Unit Conversion

Hamilton



**Property Type:** Existing Duplex with Garage

## **Project Overview:**

What began as a standard duplex is now being transformed into a **4-unit legal dwelling**, strategically spread across all available levels—**basement, main floor, second floor, and attic**. By fully utilizing the building's vertical potential, we've designed a compact but efficient multi-unit property that aligns with local zoning and OBC requirements.

But the plan doesn't stop there. With a detached garage on the lot, we've already scoped out its viability for a **future 5th unit** as a legal garden or laneway suite—paving the way for even greater density and return.

## **Scope & Strategy:**

- Reconfigured internal layout to add units on each level, including attic conversion with compliant fire separation, egress, and ceiling height.
- Upgraded mechanical systems and metering strategies to accommodate four fully independent residential units.
- Preserved the existing garage, pre-planning servicing and massing for a future garden suite (5th unit) without triggering immediate zoning complications.

### Challenges Solved:

- Integrated attic and basement units without compromising egress, structural framing, or MEP routing.
- Designed for multi-phase compliance—immediate fourplex approval while laying groundwork for garage conversion later.
- Balanced building code demands with existing conditions to reduce construction disruption and cost.

### Investor Benefits:

- Doubled the unit count (from 2 to 4) and set up the site for a **future 5-unit buildout**.
- Achieved long-term scalability without requiring land severance or major variances.
- Maximized asset yield and future-proofed the property for tenant diversification and increased NOI.

### Current Status:

Fourplex design approved. Construction underway. Garage suite planned as Phase 2.