

Webber Ave | 13 Unit Conversion

Hamilton



Property Type: Existing 10-Unit Residential Building

Project Overview:

Our client owned a fully legal 10-unit building in a high-demand downtown area—but still had room to grow. Through careful analysis and space planning, we identified an opportunity to **add three more legal units** by splitting one oversized unit and converting underutilized space into two additional apartments.

Scope & Strategy:

- **Split 1 large unit** into two separate dwellings with their own kitchens, washrooms, and fire separations.
- Designed **2 brand-new units** in previously underutilized storage and service areas, ensuring natural light, ventilation, and full OBC compliance.
- Evaluated zoning, egress, and servicing to avoid triggering minor variances or full building reclassification.

This project balanced efficient floor planning with strict multi-unit building code compliance—including sound separation, exit distances, and HVAC zoning.

Challenges Solved:

- Created additional revenue-generating units without altering the building footprint.
- Navigated limitations in an older structure to meet today's OBC requirements for new dwelling units.
- Preserved common area flow and minimized tenant disruption during design and construction phases.

Investor Benefits:

- Increased legal unit count from 10 to 13 without rezoning or exterior construction.
- Significantly improved building NOI and long-term valuation.
- Optimized every square foot of the building for income, setting the property up for refinance or resale leverage.

Current Status:

Finalizing Design Set, Engineering phase next!