

Ontario Ave | 03 Unit Conversion

Hamilton



Property Type: Flood-Damaged Single-Family Home

Project Overview:

After a major attic flood damaged the second floor and parts of the main level, the homeowners saw an opportunity to rebuild—not just restore. Rather than returning to a single-family layout, they brought us in to **reimagine the property as a legal 3-unit dwelling**, maximizing value and rental potential out of a challenging situation.

Scope & Strategy:

- **Reconfigured the layout** to accommodate two independent units on the ground floor, plus one full unit on the rebuilt second floor.
- Integrated fire and sound separations, independent mechanical systems, and OBC-compliant egress for each new dwelling unit.
- Leveraged the damage as an opportunity to **modernize systems**, upgrade insulation, and create long-term rental value.

Challenges Solved:

- Converted a partially gutted structure into a triplex without exceeding the original building footprint.
- Navigated post-flood reconstruction requirements alongside zoning and permit approvals.
- Designed a fire-safe, energy-efficient, and code-compliant multi-unit setup within a formerly single-family layout.

Investor Benefits:

- Transformed a distressed property into a **fully legal triplex** with three income streams.
- Increased long-term property value through smart layout, modern systems, and proper documentation.
- Reduced future risk by integrating fire-resilient design and updated materials throughout.

Current Status:

Triplex layout and permit approved. Construction nearly completed!