

Montclair Ave | 04 Unit Conversion

Hamilton



Property Type: Existing Single-Family Home with Detached Garage
Project Overview:

This project focuses on turning a single-family home into a **fully legal 4-unit dwelling**, with **one unit per floor**: basement, main, second, and attic. Without any additions or exterior expansion, we're working entirely within the existing structure to unlock rental potential on every level—a **creative, high-yield strategy for urban intensification**.

And it doesn't stop there: a **detached garage** at the rear of the property is already being scoped for a **future 5th unit**, transforming the site into a 5-door income generator without the need for rezoning or lot severance.

Scope & Strategy:

- Designed four fully independent dwelling units across each level, all with their own kitchens, bathrooms, living areas, and egress.
- Integrated fire and sound separations, HVAC zoning, and servicing plans to comply with OBC multi-unit residential standards.
- Scoped the existing detached garage for a future **garden suite conversion** (5th unit) with servicing and grading in mind from the start.

Challenges Solved:

- Maximized internal square footage and ceiling heights across four distinct levels, including attic and basement spaces.
- Coordinated zoning compliance, fire separation, and exit strategies—without increasing the building footprint.

- Phased design and servicing plans to accommodate a future 5th unit without rework.

Investor Benefits:

- Legal 4-unit configuration within the existing house—**no additions required.**
- Future-proofed property with garage suite potential for a total of **5 legal units.**
- Increased monthly cash flow, property valuation, and tenant mix through smart unit layout and space planning.

Current Status:

4-unit design completed. Construction underway!