

Main Street E | 05 Unit Conversion

Hamilton



Property Type: Existing Mixed-Use (1 Commercial + 1 Residential)

Project Overview:

This property started as a modest 2-unit building—one ground-floor commercial space and one residential unit above. With smart design and zoning analysis, we're transforming it into a **5-unit mixed-use building: 1 commercial unit and 4 residential units**, all within the existing structure.

One of the key moves? **Splitting the oversized ground-floor commercial space**—creating a smaller, more manageable commercial unit while converting the remaining space into a new residential apartment. This not only boosts the rental mix but also improves building efficiency and cash flow.

Scope & Strategy:

- Reconfigured the main floor to create **1 commercial space + 1 new residential unit**, while maintaining exterior integrity.
- Added two more residential units above through layout redesign and code-compliant fire separation.
- Upgraded mechanical systems, soundproofing, egress paths, and electrical metering to meet OBC standards for mixed-use buildings.

Challenges Solved:

- Navigated zoning permissions and mixed-use code requirements to add density without rezoning.
- Maintained commercial presence while optimizing layout for residential expansion.
- Designed servicing and HVAC to accommodate 5 distinct units within a constrained building envelope.

Investor Benefits:

- Increased total unit count from **2 to 5**, maximizing rental yield on the same lot.
- Retained ground-floor commercial presence for visibility, value diversity, and community engagement.
- Transformed an underutilized layout into a balanced, high-performing mixed-use asset.

Current Status:

Design and permit approved! Finalizing the construction work!