

Cannon Street East | 6 Unit Conversion

Hamilton



Property Type: 6-Unit Walk-Up Residential Building

Project Overview:

This 6-unit building was due for more than just a facelift. Years of wear—and outdated framing methods—required a **major structural intervention** before any interior upgrades could begin. Our team was brought on to oversee a **full rebuild of key framing components**, including load-bearing wall removal and replacement with new beams, joists, and structural supports.

Once the building's backbone was restored, we moved into the second phase: a complete **cosmetic renovation** to modernize unit interiors and boost long-term tenant appeal.

Scope & Strategy:

- Removed aging interior partition walls to open up layouts and improve space planning.
- Installed engineered beams and new floor joists to replace compromised structural elements and support updated floor plans.
- Coordinated full interior renovations: new flooring, cabinetry, lighting, and finishes across all units, while maintaining compliance with multi-unit residential fire and sound separation standards.

Challenges Solved:

- Replaced aging and unsafe framing without displacing all tenants at once—phased execution for cost control.
- Balanced structural upgrades with updated mechanical runs, electrical, and layout changes.
- Designed cosmetic improvements to match the durability and performance of the structural work for long-term value.

Investor Benefits:

- Improved structural integrity and building lifespan—critical for financing, insurance, and safety.
- Created more functional, attractive unit layouts aligned with today's rental market expectations.
- Combined infrastructure improvements with aesthetic upgrades to boost rent potential and resale value.

Current Status:

Structural retrofit completed. Cosmetic renovations underway across all units.