

King St | 13 Unit Conversion

Hamilton



Property Type: Existing 3-Storey Mixed-Use Building (2 Commercial + 7 Residential Units)

Scope of Work: Conversion of Ground Floor Commercial Units into 6 Residential Units & Interior Upgrades to Existing Upper Units

Project Overview:

Located in the heart of Hamilton, this project focused on unlocking the full residential potential of a previously mixed-use property. The existing structure housed **2 commercial units on the ground floor** and **7 residential units across the upper two floors**. Our scope was to **convert the ground floor into 6 brand-new residential units**, bringing the total residential unit count to **13 fully self-contained apartments**.

With Hamilton's strong rental demand and favourable zoning allowances in urban corridors like King Street, this transformation was both feasible and strategic.

Scope & Strategy:

- Converted **2 existing ground floor commercial units** into **6 modern residential units**, optimized for efficiency and livability
- Upgraded the **7 existing upper-floor units** with:
 - **New in-suite laundry** for tenant convenience
 - Cosmetic upgrades to kitchens, bathrooms, and finishes to command premium rents
- Maintained and re-used existing building structure and servicing to **minimize construction costs and disruption**
- Ensured all new units complied with OBC and municipal standards for:

- Fire separation
- Egress and window sizes
- Natural lighting and ventilation

Challenges Solved:

- Navigated zoning and code challenges associated with **converting commercial space to residential use**
- **Need a minor variance** to address a common Hamilton zoning bylaw requiring a **minimum 0.9m elevation from grade to ground-floor residential units**—a restriction often triggered along this corridor
- Maximized layout efficiency to fit **6 new ground-floor units** without additions
- Carefully planned utility and mechanical upgrades to support the increased residential load
- Designed for long-term flexibility and rental value in a **densely populated, high-demand area**

Investor Benefits:

- Increased income-generating units from 7 to **13 fully residential units**
- Full transition away from commercial tenancy risk in favour of more stable, residential cash flow
- Cosmetic upgrades and in-suite amenities support **higher rental rates and lower tenant turnover**
- Hamilton's ongoing residential growth and pro-development climate enhance long-term ROI

Current Status:

Architectural Designs are complete. Project is **currently on hold** at the discretion of the property owners.