

Main Street East | o6 Unit Conversion

Hamilton



Property Type: Existing 6plex (2 Commercial + 4 Residential)

Project Overview:

Originally configured as a 6-unit residential building, this property had been converted over time to include 2 commercial units on the ground floor. With shifting market conditions and higher residential demand in the area, the owner made the strategic decision to **revert the layout back to 6 fully residential units**—creating a simpler, more stable, and more easily managed rental asset.

Scope & Strategy:

- Removed storefront-style commercial layouts and services, including separation of electrical, plumbing, and HVAC systems.
- Redesigned ground floor units to match residential fire separation, soundproofing, and livability standards under the Ontario Building Code.
- Upgraded common areas, entrances, and interior layouts to create a cohesive residential experience across all 6 units.

Challenges Solved:

- Navigated change-of-use process to convert commercial space back to residential legally.
- Reintegrated former commercial units into the existing residential building envelope without major structural changes.
- Updated life safety systems, window compliance, and natural light requirements for converted ground-floor units.

Investor Benefits:

- Simplified operations and increased rent stability by moving away from commercial tenancy risk.
- Returned the building to a consistent and easier-to-manage residential rental profile.
- Increased demand, occupancy potential, and refinancing options through 100% residential use.

Current Status:

Change-of-use design completed. Permit city review underway.