

Millen Ave | 03 Unit Conversion

Hamilton



Property Type: Existing Single-Family Detached Home

Scope of Work: Full Interior Conversion to Legal Triplex – One Unit per Floor (Basement, Ground, Second Floor)

Project Overview:

Located in Hamilton, this project involved converting a standard single-family home into a **legal 3-unit dwelling**, with one spacious **1-bedroom unit on each level**—basement, ground, and second floor—each approximately 700 sq. ft. in size.

This classic triplex configuration offers efficient use of vertical space and maximizes rental potential. The building layout allowed for **dedicated exits for each unit**, but as with many multi-unit conversions, ensuring proper **egress protection** became the primary design and code compliance challenge.

Scope & Strategy:

- Designed and converted a single-family home into a **legal triplex**, each unit having:
 - Private kitchen, bathroom, and living space
 - Legal bedroom with egress-compliant windows
 - Individual HVAC and laundry service (if applicable)
- **Used each full floor** of the home for a dedicated residential unit
- Leveraged existing structure to **minimize costly additions or structural changes**
- Retained and upgraded existing exit doors and paths to meet OBC fire and egress requirements

Challenges Solved:

- **Protected path of travel** for rear exits by applying fire-rated construction along 50% of the affected exterior walls on the ground floor
- Removed existing drywall and installed new **5/8" Type X gypsum board** to achieve required fire-resistance ratings
- Proposed and installed **fire shutters on select windows** to maintain compliance while preserving natural light
- Addressed building inspector's safety concerns while keeping the design efficient and cost-conscious

Investor Benefits:

- Added two additional legal units, dramatically increasing rental income and overall property value
- Created **3 large, tenant-friendly 1-bedroom units** in a high-demand area
- Although additional fire-rating measures were required, the long-term value and legal status of the property ensures strong ROI
- Hamilton remains a key city for multi-unit conversion projects—supported by clear permitting paths and flexible zoning in many areas

Current Status:

Permits approved and construction completed. This project is now a fully legalized triplex, compliant with OBC and fire separation requirements—**ready to generate reliable rental income** for years to come.