

150% INCREASE OF UNITS! 18 TO 26 IN HAMILTON!

## REI VALUE ADD SUCCESS STORY 002

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Existing Condition (As-Is)  
Our Plans to Add Value  
Permits, Process & Pain Points



### HAMILTON, ONTARIO

#### Existing Condition (As-Is) 🏠

This was an EXISTING 18 Unit Apartment Building, 3 storeys with a unique grading slope. During our initial site visit, we noticed that it had 4 EMPTY STORAGE ROOMS in the basement! Immediately an idea click!

#### Our Plans to Add Value ⬆

Our goal was simple, convert the basement storage rooms into 8-1 bedroom units! See plan below.

#### Permits, Process & Pain Points 🏠

Turning this 18 to 26 units sounded simple enough BUT like always, Parking requirement is a PAIN POINT! We barely had enough parking for the existing units so we went for Minor Variance (CoA), hired a Land Planner and Order a Transit/Parking Study to prove that our location was in a area where parking wasn't the only method of commute. After 2 YEARS! We got COA APPROVAL/PERMITS and Today, this building is running as 26 UNITS!

**FLOOR PLAN NAME: B1**  
**UNIT TYPE: 1 BEDROOM**  
**SIZE OF UNIT: APPROX. 365 SQFT**

