

40 KING STREET, OSHAWA ON - MULTI-UNIT MIXED USE RESIDENTIAL PROJECT

(Adaptive Reuse & Residential Intensification)

EXISTING CONDITION

8-STOREY OFFICE BUILDING



P Parking available at the back side of the building due to which minor variance got approved.



PROPOSED TRANSFORMATION

MIXED-USE RESIDENTIAL



- 119 Residential Units
- Ground Floor Commercial
- Urban Streetscape Activation

PROJECT SNAPSHOT

- Location: Oshawa, Ontario
- Existing: 8-storey office building
- Proposed: 119 residential units + ground floor commercial
- Typology: Adaptive Reuse / Mixed-Use / Intensification
- Scope: Full architectural design + planning strategy
- Status: Construction ongoing

INTENSIFICATION STRATEGY

- ✓ Increased density to 119 units
- ✓ Efficient unit stacking
- ✓ Circulation optimization
- ✓ Conversion of obsolete asset
- ✓ High-performing residential outcome



119 RESIDENTIAL UNITS

8 STOREYS

MIXED-USE DEVELOPMENT

PERMIT SECURED

PLANNING & APPROVAL SUCCESS

- Minor Variance Approved (Parking Reduction)
- Justification:**
 - Adjacent parking availability
 - Proximity to public transportation
- Building Permit Issued City of Oshawa

CONVERSION IN PROGRESS



- ✓ Structural adaptation
- ✓ New partition systems
- ✓ Services integration underway

UNIT FORMATION & DAYLIGHT OPTIMIZATION



- ✓ Natural light strategy
- ✓ Residential layout integration
- ✓ Maximized liveability

“ This project demonstrates how precision-led adaptive reuse can transform obsolete office buildings into high-performing residential assets—unlocking density, sustainability, and long-term value at scale. ”



RISK REDUCTION & ADVANTAGES

- ✓ Adaptive reuse reduces entitlement risk
- ✓ Faster approvals vs ground-up development
- ✓ Lower construction uncertainty (existing structure)
- ✓ Phased execution possible
- ✓ Sustainable & cost-effective development



ECO-ARCH CONSULTANTS INC.
SUSTAINABLE ARCHITECTURE & INTERIORS
(A Consortium of Professionals)



EXPERTISE IN ADAPTIVE REUSE

APPROVALS STRATEGY

VALUE-DRIVEN DESIGN

SUSTAINABLE SOLUTIONS

VISHU SOOD (Principal Architect)
OAA, AIBC, AIA, NCARB, ARB, RIBA
B.Arch., M.Sc., PMP, LEED AP (BD+C)

