

St. Paul Street | Triplex Interior Alteration

Collingwood



Property Type: Existing Triplex

Scope of Work: Interior Layout Modification + Fire Separation Compliance

Project Overview:

Located in the heart of Collingwood, this triplex project was far from typical. Before any design work could begin, the Town required confirmation of the building's legal use—a process that involved submitting tenant letters and sworn statements proving long-standing use as a three-unit dwelling.

This type of scenario highlights a growing issue in smaller towns across Ontario, where records of legal non-conforming properties are inconsistent or missing altogether—Welland is another prime example. With legal use confirmed, our team focused on improving one unit's interior layout to enhance functionality and tenant appeal, while ensuring the necessary fire separation upgrades were addressed, particularly around the relocated kitchen.

Scope & Strategy:

- Provided legal-use documentation through tenant affidavits and historical use evidence
- Redesigned one unit's internal layout for improved functionality and marketability
- Relocated kitchen and adjusted partition walls to enhance space flow

- Ensured new layout met Ontario Building Code requirements for:
 - Fire separation between units
 - Egress and travel distance
 - Interconnected smoke and CO alarms
- Submitted full permit application with narrative outlining legal-use status and code path

Challenges Solved:

- Navigated unclear municipal records and established legal triplex use
- Balanced interior design improvements with fire safety upgrades
- Addressed unintended code triggers from kitchen relocation and wall reconfiguration
- Educated client on risks of assuming legal status without documentation

Investor Benefits:

- Improved unit flow and tenant experience, boosting rentability
- Avoided unnecessary full-building upgrades by proactively managing code triggers
- Legally confirmed triplex status—providing long-term peace of mind and compliance
- Leveraged our expertise in legal non-conforming properties to streamline approval
- Construction completed without tenant displacement

Current Status:

Permit approved. Construction completed. Unit now optimized for modern rental demand.