Price Ave | 12 Unit Conversion
Welland

Property Type: Existing 11-Unit Raised 2-Storey Apartment Building
Scope of Work: Conversion of Basement Laundry Room to Legal 1-Bedroom Unit

Project Overview:
Located in the **pro-development city of Welland**, this project involves the smart and efficient conversion of an **existing basement laundry room** into a legal **1-bedroom apartment unit**. By transforming underutilized space within this 11-unit raised apartment building, our team was able to add a valuable 12th unit—**without any additions or zoning complications**.

Welland continues to stand out as an investor-friendly municipality, with **supportive city examiners and streamlined approvals**, making it an ideal setting for low-barrier, high-yield upgrades like this.

Scope & Strategy:
- Converted the underused basement laundry room into a fully self-contained **1-bedroom residential unit**
- Ensured full Ontario Building Code compliance, including:
  · Fire-rated assemblies and separations
  · Legal egress and natural light
  · Minimum ceiling height
  · Mechanical ventilation and independent HVAC
- Included full kitchen, bathroom, and optional in-suite laundry in a compact, livable layout
- Upgraded existing plumbing, HVAC, and electrical systems to accommodate the new suite
- Maintained operations and access for existing 11 units throughout the process

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Challenges Solved:

- Maximized the value of existing floor area without impacting the building envelope
- Avoided the need for rezoning or costly additions
- Navigated basement mechanical and layout constraints with an efficient design
- Partnered with **responsive and development-friendly city examiners** in Welland to expedite review

Investor Benefits:

- Unit count increased from **11 to 12**, boosting monthly income and long-term asset value
- Delivered a high-demand, affordable 1-bedroom unit with minimal construction cost
- Located in Welland—known for its **pro-development approach and excellent permitting support**
- Strategic value-add that increases NOI without adding complexity

Current Status:

Permit submission in progress with **Welland building department**. Construction scheduled to begin shortly.