

# Royal Manor Dr | 13 Unit Conversion

Niagara Falls



**Property Type:** 2-Storey Mixed-Use Building

**Final Unit Count:** 13 Units Total (3 Commercial + 10 Residential)

### Project Overview:

This existing **2-storey mixed-use building** in Niagara Falls originally featured **3 ground-floor commercial units, 2 ground-floor residential units, and 6 residential units on the second floor**. The commercial spaces remain untouched and fully operational. Our scope focused on **increasing the residential unit count from 8 to 10**, through strategic internal reconfiguration—**without changing the building's envelope or commercial footprint**.

The result: a fully legalized, higher-performing asset now totaling **13 units—3 commercial and 10 residential**—all brought up to code and ready for lease.

### Scope & Strategy:

- Preserved the existing **3 ground-floor commercial units** for uninterrupted commercial rental income.
- Reworked internal layouts to create **2 new legal residential units**, increasing total residential count from 8 to 10.
- Upgraded fire separations, exits, HVAC, and soundproofing per OBC standards for multi-unit residential buildings.
- Coordinated with the City to complete this intensification **without rezoning or minor variances**.

### Challenges Solved:

- Maximized internal space usage to add value without triggering municipal approval complications.
- Balanced unit density goals with structural feasibility and rising construction costs.

- Delivered fully legal, tenant-ready units while preserving existing tenancies and commercial activity.

**Investor Benefits:**

- Increased total legal unit count to **13 units (3 commercial + 10 residential)**.
- Preserved income-generating commercial space and added new residential rental revenue.
- Boosted building value and NOI with minimal disruption and no envelope expansion.

**Current Status:**

Construction and legalization complete. All 13 units are ready for leasing or occupancy.