

Shotwell | 04 Unit Conversion

Welland



Original Layout: 2-Unit Duplex

Final Layout: 4 × 1-Bedroom Units (~50m^2 each)

Total Floor Area: ~2,000 sq. ft.

Project Overview:

Acquired back in **2021**, before triplexes and fourplexes became widely adopted in small-market towns, this project began with a vision: convert an existing **2,000 sq. ft. legal duplex** into a **fully legalized 4-unit building**.

Our design team led the transformation by developing a smart **4-unit layout** of **1-bedroom apartments**, each strategically designed to remain **under 50m² (538 sq. ft.)**. This unlocked a major bylaw advantage in the City of Welland—**reduced parking requirements** from 1.0 to 0.3 spaces per unit, allowing us to legally accommodate **4 units with just 2 parking spaces**.

Scope & Strategy:

- Reconfigured interior to accommodate 4 legal 1-bedroom units with independent kitchens, baths, HVAC, and egress
- Leveraged Welland's bylaw allowing **reduced parking ratios for smaller units** to avoid costly site rework
- Coordinated all required life safety upgrades including fire separations, sound attenuation, and ventilation
- Managed construction over a **5-month renovation period**, transitioning the property from duplex to income-generating 4-plex
- Assisted the investor with **refinance strategy post-reno** to extract equity and secure long-term cash flow

Challenges Solved:

- Fit 4 legal units within 2,000 sq. ft. while remaining below the 50m² threshold
- Navigated parking requirements creatively through zoning interpretation
- Delivered strong ROI with no exterior expansion or rezoning

Investor Benefits:

- Created **4 legal units from a 2-unit structure** using creative design and strategic zoning interpretation
- Reduced capital outlay on site upgrades by utilizing parking reduction clause
- Fully renovated, cash-flowing 4-plex with positive monthly returns and long-term equity lift

Current Status:

Construction complete. Units fully tenanted. Refinance executed—now delivering stable positive cash flow.