

# Lasalle Street | 03 Unit Conversion

Welland



**Property Type:** 1,500 sq. ft. Detached Home

**Final Layout:** 3 × 1-Bedroom Units (~500 sq. ft. each) | 4 Rear Parking Spaces

## **Project Overview:**

Back in 2021, our investors acquired a compact **1,500 sq. ft. single-family home** in the **Crowland area** with the original goal of completing a **duplex conversion**. The plan was simple: legalize a basement unit and maintain the ground + second floor as the main unit.

However, as ROI targets evolved, our design team stepped in to **maximize the layout potential**—proposing a creative reconfiguration that would support **three self-contained 1-bedroom units**, each with dedicated entrances and exits. The result? A fully operating **triplex**, efficiently designed for long-term rental performance.

## **Scope & Strategy:**

- Reconfigured interior space to house **three 1-bedroom units (~500 sq. ft. each)**
- Designed separate entries/exits for each unit to meet code and improve tenant privacy
- Fully upgraded building systems: fire separation, soundproofing, HVAC zoning, kitchens, and bathrooms
- Created **4 rear parking spaces** to support density and ensure bylaw compliance

### Challenges Solved:

- Fit 3 functional, livable units within a 1,500 sq. ft. home without sacrificing code compliance
- Delivered a layout that met egress, privacy, and servicing needs for all three units
- Balanced unit size, flow, and comfort within a compact residential footprint

### Investor Benefits:

- Turned a small residential home into a **legal triplex with strong monthly cash flow**
- Each unit designed for tenant appeal, efficiency, and ease of management
- 4 dedicated parking spaces ensure compliance and support long-term occupancy

### Current Status:

Triplex conversion complete. All three units are fully tenanted and operating.