

Mosley St | Motel System Upgrades

Wasaga Beach



Property Type: Existing 1-Storey, 9-Unit Motel

Scope of Work: Interior Alterations for HVAC, Insulation, and Plumbing System Upgrades

Project Overview:

Located in the heart of Wasaga Beach, this 9-unit single-storey motel underwent critical interior upgrades to improve energy efficiency, mechanical reliability, and overall guest comfort. While the structure remained unchanged, our team was brought on to prepare the full set of existing building plans and coordinate with engineering for the design of all mechanical upgrades.

Scope & Strategy:

- Prepared full existing building documentation to support permit application
- Detailed insulation upgrade specs to align with current energy efficiency standards
- Coordinated new HVAC layout and equipment sizing with engineering team
- Developed new plumbing plans to replace aging systems while minimizing interior disruption
- Ensured code compliance without triggering change-of-use or addition-based requirements

Challenges Solved:

- Documented complex existing conditions in an older structure with limited records
- Integrated new systems into the building without extensive demolition or downtime

- Streamlined approvals by clearly distinguishing between upgrades vs. major alterations
- Achieved improved comfort and mechanical reliability without triggering zoning or use-related delays

Investor Benefits:

- Increased energy efficiency and reduced operational costs
- Extended the building's service life through upgraded HVAC and plumbing infrastructure
- Avoided drawn-out approvals by keeping scope focused on interior system improvements
- Allowed owners to continue generating revenue during phased construction

Current Status:

Permit approved. Construction completed.