

Wellington Street | Church Conversion

Brantford



Property Type: Existing Church with Attached Gymnasium

Project Overview:

A bold adaptive reuse project turning a historic church and its adjoining gymnasium into **28 residential units** with over **80 bedrooms**—blending heritage preservation with high-density residential transformation. This project demonstrates how institutional buildings can be reimagined to meet modern housing needs while retaining architectural character.

Scope & Strategy:

Our team was brought in to lead the architectural vision, building code strategy, and municipal coordination required to convert a complex structure originally built for assembly use into a compliant multi-residential development.

Design and planning considerations included:

- Preserving key architectural features (vaulted ceilings, stained glass, exposed trusses) where feasible.
- Strategically inserting floor levels and walls into the existing church nave and gymnasium to create livable, code-compliant units.
- Developing a new exit and fire separation plan to satisfy Part 3 of the Ontario Building Code for multi-unit residential occupancies.

Challenges Solved:

- Coordinated a full **change of use** from assembly occupancy to residential, triggering structural, fire, and egress upgrades.
- Balanced density goals with existing building constraints such as tall ceilings, minimal existing insulation, and limited window locations.

- Integrated mechanical systems, soundproofing, and natural light strategies across large-scale shared volumes.

Investor Benefits:

- Delivered high unit count with low land cost by reusing an existing building envelope.
- Increased bedroom density to over 80, ideal for co-living, student rentals, or transitional housing.
- Preserved architectural charm while creating a high-demand residential product with major visual appeal.

Current Status:

Zoning/Planning Application/Review underway. Permit has been submitted.