

# Eastwood Cres | Apartment Reconfiguration

Niagara Falls



**Property Type:** Existing 3-Storey, 6-Unit Apartment Building

**Scope of Work:** Interior Alterations to Reconfigure Two Units + Plumbing Upgrades to All Units

**Project Overview:**

This project in Niagara Falls focused on increasing functionality and tenant appeal by reconfiguring two of the existing oversized 1-bedroom units into 2-bedroom layouts—maximizing the usable square footage without increasing the building’s unit count. Alongside the layout revisions, we also proposed plumbing upgrades across all units, including provisions for new dishwashers and in-suite laundry service where feasible.

**Scope & Strategy:**

- Converted two existing 1-bedroom units into more functional 2-bedroom units
- Provided new layouts that better utilized space within the building footprint
- Upgraded plumbing systems to accommodate dishwashers and laundry hookups in all units
- Maintained existing unit count to avoid triggering zoning complications

**Challenges Solved:**

- Navigated pushback from the local fire department regarding upgrade requirements
- Initially debated whether existing fire protection systems needed improvements, despite no increase in residential density

- Ultimately prioritized project momentum by proceeding with upgrades as requested by the fire department to avoid further permit delays
- Balanced code compliance with budget-conscious execution

**Investor Benefits:**

- Enhanced unit value and rental potential by transitioning from 1-bedroom to 2-bedroom layouts
- Added modern amenities that improve tenant satisfaction and rental rates
- Maintained existing zoning compliance and avoided complex approvals
- Demonstrated proactive decision-making by minimizing permit-related delays

**Current Status:**

**Permit approved. Construction completed. Reconfigured units are now tenant-ready.**